

10 Waratah Street, Balgowlah, NSW 2093

Duplex/Semi-detached For Sale

Friday, 14 June 2024

CLARKE
& HUMEL

10 Waratah Street, Balgowlah, NSW 2093

Bedrooms: 2

Bathrooms: 1

Area: 234 m2

Type: Duplex/Semi-detached



Kingsley Looker
0411225556



Josephine Ienco
0299773300

Auction: Guide \$2,900,000

A character semi forms the foundation for this single-level residence that has been architecturally transformed into a sumptuous indoor/outdoor entertainer on a low-maintenance garden paradise. A haven of luxury for young families or downsizers, it features an extensive open plan social area opening to a deck and near-level lawn with a built-in wet bar and barbecue plus a separate studio or office at the rear. Placed in a premier quiet tree-lined street, it is only 150m from Manly West Public School and less than a five minute stroll to Stockland shopping and Balgowlah Village. * Gated access to private enclosed near-level lawn and gardens* Wide sweeping living space with a dining area by the kitchen * Glass sliders open to a covered deck that steps to the garden* Sunny easycare lawn, courtyard with timber wet bar and barbeque* The rear lawn is fully fenced and screened by tropical gardens* Sleek CaesarStone kitchen with an entertainer's island bench* Gas cooktop plus an integrated dishwasher and refrigerator * The main bedroom has a sunroom/dressing room with built-ins * Queen-sized second bedroom, exquisite contemporary bathroom * Modern studio with built-in desk opens to the rear garden * A separate toilet adjoins the studio, under house storage space* High ceilings, picture rails, attic storage/pull-down stairs* Timber floors, plantation shutters, ceiling fans, solar panels* Footsteps from buses to Manly Wharf and Manly Beach* Six minute stroll to the picturesque North Harbour ReserveCouncil: \$2,393pa approxWater: \$714pa approx