

**101/1 Sylvan Avenue, Balgowlah, NSW 2093**



**Unit For Sale**

Friday, 15 March 2024

101/1 Sylvan Avenue, Balgowlah, NSW 2093

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Unit**



Angus White  
0425277221



Michelle Leyshon  
0436473640

## **Auction if not sold prior**

Conceived as a private retreat within 'The Balgowlah Village' pet-friendly complex, this impressive ground floor residence is designed to embrace the outdoors with a choice of spaces in which to relax or entertain. The house-like layout offers beautifully proportioned interiors and high-end finishes to deliver a low-maintenance lifestyle that excels in terms of comfort, style and a sense of community. It offers footstep access to Stockland Village's cafes, restaurants, shops and Fitness First, express Manly/city buses plus a bike ride to harbour and surf beaches.-Level access, entry hall enhances the house-like feel and privacy-Entertainers outdoor spaces with own entry, catering for all the seasons-North facing covered entertaining courtyard, ideal for alfresco dining & entertaining.-Offers great separation between the social and sleeping zones-Sweeping open plan living/dining area bathed in northern sunshine-Gourmet Bosch appointed gas kitchen rests at the heart of the home & opens to the courtyard-Two large bedrooms with built-ins main has extra built in storage, main bedroom has an ensuite-Designer bathrooms, ensuite has bath, laundry in main bathroom with storage-Lift access to a secure car space, storage cage (both next to each other) ample visitor parking-25m outdoor pool, security intercom, beautifully landscaped gardens-Will suit busy lifestyle seekers, young families or downsizers