

**104/3 Sylvan Avenue, Balgowlah, NSW 2093**



**Sold Unit**

Monday, 14 August 2023

104/3 Sylvan Avenue, Balgowlah, NSW 2093

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Angus White  
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## Contact agent

Nestled in 'The Village' complex, this ground floor, pet-friendly apartment offers a private sanctuary with direct access to amenities. Its perfectly laid out for contemporary low-maintenance living and entertaining with access to resort-style facilities. The open plan living and dining area offers easy outdoor flow to a private court-garden with its own direct access. The kitchen is finished with stone benchtops, stainless steel gas appliances and ample cupboard space. The well sized bedroom is fitted with built-ins and enjoys a pleasant leafy outlook to the garden. The modern bathroom is enhanced with floor-to-ceiling tiles, plus there is a concealed internal laundry and a flexible study nook. Its ultra-convenient position is just footsteps to Stockland Balgowlah, moments from city/manly bound buses, North Harbour Reserve, Manly Beach and the ferry.

- Easy level access, open plan lounge and dining area flow outdoors
- Secure court-garden, ideal for relaxation or easy alfresco entertaining
- CaesarStone gas kitchen equipped with stainless steel gas appliances
- Generously scaled bedroom with built-ins and garden outlooks
- Fully tiled bathroom, concealed internal laundry, video security access
- Secure complex with resident 25m heated in-ground pool
- Excellent investment opportunity with strong rental returns
- Single car space located in secure car park plus storage cage
- A perfect option for downsizers without compromising on style
- Close to parks, ovals, vibrant eateries and beautiful beaches