

**107 Condamine Street, Balgowlah, NSW 2093**

**Raine&Horne.**

**House For Sale**

Saturday, 18 November 2023

107 Condamine Street, Balgowlah, NSW 2093

**Bedrooms: 2**

**Bathrooms: 1**

**Area: 490 m2**

**Type: House**



Toby Hutton



Mark Madsen  
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## AUCTION

Offering generous amounts of space, enormous potential, and a magical harbourside location, this property sits in a prestigious enclave, just moments from North Harbour Reserve and Forty Baskets Beach. Presented in very original condition, it boasts the golden opportunity for a keen renovator or developer to realise the full potential of this property and create a harbourside masterpiece (STCA). Set on a mostly level 490sqm block, and capturing a gorgeous northerly aspect, this is your opportunity to explore the options of creating a home of distinction, with plenty of room for a pool, landscaped gardens, and alfresco areas. With development potential like this rarely available for sale in the area, it is immediately evident that this property presents a unique lifestyle opportunity for homebuyers and developers alike.

- Currently a single storey and double brick build
- Two bedroom floor plan with sunroom
- Property last traded in 1977.

This exclusive harbourside setting will appeal to those who value peace and privacy, yet still want to be close enough to dip into the action quickly and easily. Harbour beaches and parks are a short stroll from the front door, while Balgowlah shopping, restaurants, schools, and Manly are a 5-10 minute drive.