

# 11 Curban Street, Balgowlah Heights, NSW 2093

## House For Sale

Thursday, 13 June 2024

CLARKE  
& HUMEL

11 Curban Street, Balgowlah Heights, NSW 2093

Bedrooms: 4

Bathrooms: 2

Parkings: 1

Area: 733 m2

Type: House



Kingsley Looker  
0411225556



Josephine Ienco  
0299773300

## View By Appointment: Guide \$2,900,000

A private sanctuary in a wonderfully central lifestyle address, this tastefully modernised bungalow is nestled on a gently sloping 733sqm parcel of land with a sun-dappled north rear aspect and leaf-filtered district views. Schemed in an earthy embrace of boho-chic to resonate with its tranquil natural setting, it offers a readymade family haven with future scope to extend and further capitalise on views. Nestled in the leafy heart of the peninsula, it is footsteps to a park, tennis courts and buses to the city and Manly Wharf and within a short stroll of the primary school, Tania Park and the secluded Castle Rock Beach.\* Generous living space with a gas fireplace and dining room share engineered timber flooring and leafy northerly vistas\* Black granite island kitchen with four-seat breakfast bar, gas cooktops, microwave oven and stainless steel dishwasher\* Casual living/dining area opens to a covered terrace adjoining a pond with a water feature and a sunny balcony \* Two spacious bedrooms have built-ins and the third bedroom adjoins a home office/fourth bedroom with air con and private access \* Elegant contemporary bathroom and ensuite, the main bathroom features a shower and standalone bath\* Gated street access to a landscaped forecourt and security gate opens to the front lawn and lush tropical gardens \* Two minute stroll to a café or dining at the bowling club, five minute stroll to Balgowlah Height Public School\* Eight minute wander to Castle Rock Beach, moments to village shops, Clontarf Beach and Manly's attractions\* Secure carport and car space accessed via a sliding gate, giant lock- up basement storeroom Council: \$3,018pa approx Water: \$714pa approx