

12 Waratah Street, Balgowlah, NSW 2093

Cunninghams

Sold House

Friday, 23 February 2024

12 Waratah Street, Balgowlah, NSW 2093

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House



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FIND. Lovingly renovated by its current owners this contemporary family residence has been beautifully transformed and is a joy to live in. It is surrounded by lush green gardens front and back and is positioned in a great central Balgowlah location. With a north easterly aspect, the light filled generously sized fresh white kitchen, features beautiful hardwood floors and stone countertops. This area flows to an elevated alfresco undercover patio entertaining space, with a great view of the level backyard that is bathed in easterly sun. This impeccable home is located on one of Balgowlah's prime streets. LOVE. The family friendly open plan living and dining zone has immaculate interiors with a modern neutral fresh colour palette highlighted with lovely decorative cornices and large windows. A fabulous spacious master suite has created a divine parent's sanctuary. The hub of Balgowlah shopping and café village is only a few minutes' walk away, offering unlimited choice of eateries and boutique shopping.- Recent renovations have included a lovely new kitchen, new timber flooring, updated bathroom, LEDs, internal and external paint work. - Open plan dining and living zone with decorative cornices, large windows and timber floors.- Large kitchen with stone countertops, polyurethane cupboards, stainless steel appliances, double glazed windows and timber floors.- Elevated alfresco entertaining patio leading from the kitchen, a great space for a BBQ and dining area.- Family friendly backyard with level lawn and established gardens.- Oversized master suite with mirrored BIR, built-in window seat, plantation shutters, plush carpet and large double french windows. - Great family laundry with all the mod cons. - Double carport with additional off-street parking in the driveway.- Convenient under house storage. LIVE. Positioned in a great central location this home is not far from North Harbour Reserve and the beautiful coastal walk into Fairlight and Manly. The location is close to the shopping villages and restaurants of Balgowlah and Fairlight with Stockland Shopping Centre conveniently located just a few streets away. Easy transport options are available by bus, car or ferry into the city and other Northern Beaches locations. Local beaches, cycle paths, sporting fields, golf courses, Manly Dam and headland walks are all in close proximity. Great local schools are also nearby.RATES/SIZE:Water rates: Approx \$171.41 pqCouncil rates: Approx \$603.47 pqSize: Approx 305 sqmABOUT THE AREALocal Transport:- B-Line express city bus, Buses to city CBD, Chatswood, Westfield Warringah Mall and Manly.Shopping & Dining:- Stockland Balgowlah shopping centre- Balgowlah Village shop & cafes- Roseberry St shopping & supermarkets- Westfield Warringah MallSchools:- Manly West Primary School- St Cecilia's Catholic School- St Kierans Catholic School - Balgowlah Boys High School- Mackellar Girls High SchoolWHAT THE OWNER LOVES:- We love getting together with the neighbours for the annual Christmas Street Party.- It's really easy to walk to Stockland Mall or the shops and cafes on Sydney Road.- The entertaining patio is a great spot to relax host friends. Disclaimer: Whilst every effort has been made to ensure the accuracy and thoroughness of the information provided to you in our marketing material, we cannot guarantee the accuracy of the information provided by our Vendors, and as such, Cunninghams makes no statement, representation or warranty, and assumes no legal liability in relation to the accuracy of the information provided. Interested parties should conduct their own due diligence in relation to each property they are considering purchasing.Please be advised that the photographs, maps, images, or virtual styling representations included in this real estate listing are intended for illustrative purposes only and may not accurately depict the current condition or appearance of the property.