

13 Adrian Place, Balgowlah Heights, NSW 2093

Cunninghams

Sold House

Friday, 22 September 2023

13 Adrian Place, Balgowlah Heights, NSW 2093

Bedrooms: 3

Bathrooms: 3

Parkings: 2

Area: 594 m2

Type: House



Georgi Bates



Chris Nicholls
0460009595

Contact agent

FIND. Nestled in a serene cul-de-sac within a coveted Balgowlah Heights location, this expansive family residence radiates spaciousness and natural light. Designed around a large in-ground pool as its centrepiece, the home caters to families of all ages. Boasting four generous bedrooms, ample storage, and soaring vaulted ceilings, this property exudes a distinctive sense of grandeur and comfort.

LOVE. On the upper level, the home unveils an open plan design, complete with a spacious dining area, elegant formal living room with an automated fireplace, and well-appointed wet bar-creating an ideal setting for entertainment. Dual sliding doors enrich this space, providing seamless access to a sun-drenched balcony on one side and a resort-like pool area on the other.

The upper level consists of two sizable bedrooms and a master suite, complete with a walk-in robe and ensuite. Sliding doors provide access from the master to a landscaped garden and a private courtyard, which offers views of Middle Harbour.

Sitting off the entry foyer, the ground floor hosts an optional fourth bedroom or home office, adding to the home's versatility.

The well-equipped kitchen, featuring a 90cm Ilve gas cooker, dishwasher, and a central island bench, flawlessly melds with the family room, also offering a smooth transition to the outdoor pool oasis.

With well-planned storage options including a double garage, workshop, pool equipment room and multiple storage cupboards around the home, there is space for all your storage needs.

The home is fitted with gas bayonets for heating and air conditioning units in select rooms for added comfort.

Vaulted ceilings throughout the house enhance the sense of space and light.

Additional features include a large laundry area with a full bathroom near the pool, a heated in-ground pool with a retractable awning, and a friendly neighbourhood atmosphere.

LIVE. This quiet neighbourhood is perfect for families and surrounded by stunning harbour reserves and beaches. With Dobroyd Headland, Tania Park, Balgowlah Bowling Club, and Bareena Park Tennis Club all within walking distance, and a network of bush trails nearby, the location is ideal for those who enjoy an active, outdoor lifestyle. Despite the quiet and tranquil setting, this home is also close to local eateries, city transport and only a short drive into Manly.

RATES/SIZE: Water rates: Approx \$230 pq Council rates: Approx \$732 pq Size: Approx 594 sqm

ABOUT THE AREA Local Transport:- Buses to City CBD- Warringah Mall and Manly- Hop Skip Jump bus to Stockland Balgowlah Shopping Centre Shopping & Dining:- Balgowlah Heights Village shops, cafes and restaurants- Stockland Balgowlah shopping centre- Westfield Warringah Mall Schools:- Balgowlah Heights Primary School- St Cecilia's Catholic Primary School- Balgowlah Boys High School- Mackellar Girls High School

WHAT THE OWNER LOVES:- This neighbourhood is full of lovely families of all ages, giving a great sense of community and fun.

There is room for everyone in this large home with multiple living zones and great entertaining spaces both inside and outside.

The location is ideal with a short walk to Tania Park Playground, the dog exercise area, and access to bush walking trails from Dobroyd Headland.

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.