

14 Illalong Ave, North Balgowlah, NSW 2093

CROLL

Sold House

Sunday, 13 August 2023

14 Illalong Ave, North Balgowlah, NSW 2093

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: House



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Contact agent

Brimming with potential a fabulous older-style cottage presenting the perfect opportunity to create your forever family home in a highly-desirable Northern Beaches location. This single-storey, freestanding two bedroom cottage is in original condition throughout. Offering a flawless pedigree when it comes to potential and location, only moments to local schools, playing fields, vast parklands and bike tracks and all only a short drive to Manly beach, Manly Dam and Warringah Mall shopping centre. Currently two bedrooms, open living and dining with centrally located kitchen and rear sunroom the property rests on a fully-enclosed level block of land with established garden and level lawn. Offering a blank canvas, ready for you to create your dream, this promising property awaits an astute buyer ready to realise its potential. An ideal opportunity for renovators, builders, or developers with scope to knock down subject to council approval (STCA) and create some magic.

- Sitting on high-side of leafy family-friendly, peaceful street
- 467.9sqm level block with direct access to covered front carport
- Flexible options to occupy growing families or downsizers
- Brimming with natural light with bright, sunny rooms t/out
- Open-plan living and dining room, central original kitchen
- Two bright bedrooms, bathroom with small tub/shower over
- Rear sunroom opens to rear, external separate laundry
- Covered outdoor patio area, rear lockable storage shed
- Easy access to shopping village, moments to public schools
- Catchment area for highly-desirable education facilities
- Local amenities incl. golf course, Manly Dam, playing fields
- Build up to claim sweeping, leafy district views (STCA)

Approximate quarterly outgoings: Council rates: \$501 Water rates: \$158 TOTAL: \$659 per quarter

Please note we have obtained all information from sources we believe to be reliable, however we cannot guarantee its accuracy. Prospective purchasers/tenants must rely on their own enquiries in this regard. We will not accept any liability for any incorrect representation(s) claimed to be made that has not been confirmed in writing with the agent prior to the purchaser/tenant exchanging contracts.