

**14 Wanganella Street, Balgowlah, NSW 2093**

**Cunninghams**

**Sold House**

Thursday, 12 October 2023

14 Wanganella Street, Balgowlah, NSW 2093

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



Ben Jones  
0424277887



Andrew Lutze  
0412568058

**\$2,790,000**

AUCTION on site 4 November 2023FIND. This solidly constructed double brick Californian bungalow in original condition provides unlimited opportunity and potential for creating something truly incredible for its new owners. Possibilities include restoration and renovation to bring this beauty back to its former glory by enhancing its stunning original features. Or consider completely rebuilding (STCA) and create a modern architectural masterpiece in its place. Both options might include addition of a second storey allowing for breathtaking water views out to North Harbour looking across to Manly. LOVE. Lovingly held in the same family for over 75 years, this property sits in a beautiful leafy tree lined street, just a few minutes stroll to the shopping village of Balgowlah Heights. The home is nestled among established gardens and plantings including a frangipanni tree in the front yard, with the backyard capturing the lovely morning sun. Original bungalow features are many in this property and capture its bygone splendour:- Feature bay window with seating area and brick fireplace in the main living room- Exposed timber beams and decorative high ceilings- Original timber floors and detailed woodwork trim around stunning lead light windows- Second living space and separate dining room- Light filled third bedroom/sunroom- Bathroom with shower over bath and original feature floor tiles- Gas cooking and heating - Two linen cupboards in the hallway - Carport with additional off-street parking - Backyard with access via stairs into the second living room- Laundry and separate second toilet LIVE. Positioned in a beautiful street this home is only about 800m to North Harbour Reserve and the spectacular walk along the water past Fairlight Beach into Manly. Clontarf Reserve and Beach and the lovely Tania Park are both nearby. The location allows for easy transport by bus or ferry into the city and is close to the shopping villages of Balgowlah and Fairlight and Stockland Shopping Centre. Local beaches, cycle paths and incredible water views are abundant in all directions in this beautiful locale. Balgowlah Boys High School and St Cecilia's Catholic Primary School are only a few minutes' walk away.RATES:Water rates: Approx \$173 pqCouncil rates: Approx \$675.22 pqSIZE:Total Approx 398.40 sqmABOUT THE AREALocal Transport:- Buses to city CBD, Chatswood, Westfield Warringah Mall and Manly.Shopping & Dining:- Stockland Balgowlah shopping centre- Balgowlah village provide a choice of cafes, shops and restaurants.Schools:- Balgowlah Hts Primary School - St. Cecilia's Catholic Primary- Northern Beaches Secondary College Balgowlah Boys Campus- Northern Beaches Secondary College Mackellar Girls Campus- St Paul's College ManlyWHAT THE OWNER LOVES: -☺The afternoon sun through the bay window in the living room.-☺Walking down to North Harbour Reserve for a picnic in summer. -☺I have always appreciated older homes and their wonderful original features.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.