

**14 Woolgoolga Street, North Balgowlah, NSW 2093**



**House For Sale**

Friday, 24 May 2024

14 Woolgoolga Street, North Balgowlah, NSW 2093

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 474 m2**

**Type: House**



John Millane

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## Price Guide \$2.8M

For sale for the first time in 70 years, the opportunity and versatility of this property are there for the taking. Whether you're looking for your next renovation project, your first home or wanting to secure a sensational block to build your dream home in this family friendly suburb, look no further. This property offers endless versatility with a neat and tidy established home bursting with natural light and plenty of potential. The current layout offers three bedrooms, two bathrooms, a single-car garage, off-street parking and a sun-filled North facing backyard, perfect for a growing family or those with pets. This is your opportunity to love the well-presented existing home and move in straight away or knock down and rebuild to create your perfect lifestyle. Create a contemporary interior floorplan that suits the way you live and/or install a pool, play equipment, sustainable vegetable patch or fire pit to complement the outdoor space. Nestled on the high side of the street, you'll enjoy the convenience of nearby quality schools, access to transport, social venues, outdoor leisure activities and the CBD. > Knock down rebuild opportunity on elevated side of the street on Sydney's popular Northern Beaches > Three bedrooms - two with BIRs; third with access to the front porch; main with two-way en-suite > Spacious, light and airy interiors with skylight and ceiling fans; two bathrooms; internal laundry > Updated kitchen with gas cooktop, stainless steel oven and ample storage > Private, lush backyard with undercover entertaining patio and space for a pool > Single-car garage plus off-street parking > Walk or cycle to Manly Dam nature trails, Balgowlah North Public School, convenience village stores and cafes > Stroll to public transport, 20mins drive from the CBD, 10 mins from Manly Beach and social scene Land area approximately 474sqm, floor area approximately 110sqm. Contract, building and pest report available upon request Approximate Outgoings: Council \$618.00pq Water \$171.41pq Property Code: 1315