

1b Water Reserve Road, North Balgowlah, NSW 2093

Cunninghams

Sold House

Friday, 15 September 2023

1b Water Reserve Road, North Balgowlah, NSW 2093

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Type: House



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\$2,056,000

FIND. Conveniently positioned in a central North Balgowlah location, this charming Torrens Title town home ensures a lifestyle characterised by modern comfort, low maintenance living and captivating sunrise glimpses over Manly Beach. Featuring a functional floorplan that optimises space and natural light, the residence presents a harmonious flow on the lower level and spacious bedrooms upstairs. Nestled within a family friendly neighbourhood, it's an enticing option for upsizers, downsizers, and investors alike.

LOVE. Anchoring the home, the central kitchen effortlessly flows into both the living and formal dining areas. Sliding doors reveal a custom-built conservatory for year-round indoor/outdoor enjoyment. Beyond lies a meticulously maintained garden, presenting leafy district views. This inviting residence perfectly balances privacy and convenience, offering a sanctuary that's both secluded and accessible.

- Offering a split-level design, this home features three expansive bedrooms upstairs and versatile living spaces downstairs - complemented by direct internal garage access for ultimate convenience.

- The large master suite is a haven of comfort, boasting an ensuite and a walk-in robe, while the guest bedrooms are fitted with built-in robes.

- An upstairs full bathroom accommodates both a standalone bath and separate shower ideal for families.

- Large, inviting windows illuminate the upper-level bedrooms with abundant natural light, showcasing elevated, leafy district views.

- Equipped with a near-new, 12-month-old reverse cycle air-conditioning system, this residence assures year-round climate comfort.

- The bespoke conservatory extends your living space, creating an idyllic indoor/outdoor sanctuary for relaxation throughout the seasons.

- Featuring a secure lock-up garage, this home also offers the luxury of an additional off-street parking space in the driveway.

LIVE. Located in the heart of North Balgowlah, this town home provides an unparalleled lifestyle that harmoniously blends city amenities with natural beauty. Just a short drive from both surf and harbour beaches, your weekends are set for endless exploration. Enjoy proximity to local North Balgowlah and Seaforth shops, while Stockland Shopping Centre - featuring boutique stores, supermarkets, and popular retail outlets - is merely a quick drive away. Commuters will relish easy access to CBD and local bus services right at their doorstep.

RATES/SIZE: Water rates: Approx \$174 pq Council rates: Approx \$609 pq

Size: Land Approx 276sqm Internal Approx 143 sqm

ABOUT THE AREA

Local Transport: - B-Line express city bus, Buses to city CBD, Chatswood, Westfield Warringah Mall and Manly.

Shopping: - Stockland Balgowlah shopping centre- Balgowlah village shop & cafes- Roseberry St shopping & supermarkets- Westfield Warringah Mall

Schools: - Balgowlah North Primary School, Manly West Primary School- The Forest High School, Balgowlah boys high school, Mackellar Girls High School- St. Cecilia's Catholic Primary; Balgowlah Boys High School; Mackellar Girls High School- St Paul's College Manly

WHAT THE OWNER LOVES: - "We love our neighbourhood here; it is full of friendly faces and families of all ages."

- "This central location offers the best of Northern Beaches living with Manly Dam a short walk up the road, beaches a short drive away, the local shops nearby and CBD bound buses from the doorstep."

- "This townhome is secure and quiet from the moment you step inside. The Master bedroom is located at the rear of the home and has magical ocean glimpses where we like to watch the moon glisten on the ocean."

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