

**2/125 Balgowlah Road, Fairlight, NSW 2094**

**Cunninghams**

**Unit For Sale**

Friday, 29 March 2024

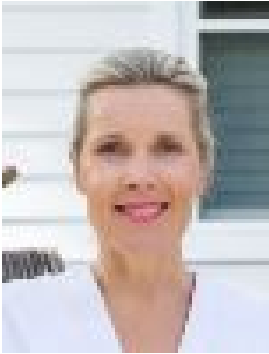
2/125 Balgowlah Road, Fairlight, NSW 2094

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: Unit**



Georgi Bates



Chris Nicholls  
0460009595

## Auction

FIND. Brimming with light, this ultra spacious townhouse on 236sqm in Fairlight ticks all the boxes for a growing family: location, space and plenty of storage. Tailormade for coastal living, the home encompasses a versatile floorplan over two stunning levels, each with outdoor living and entertaining spaces, and ultimately spilling out into a private tropical-style garden complete with entertaining deck. LOVE. Upon entry, the entrance hall flows out to the spacious open-plan living. Watch the kids play in the garden while you cook up a storm in the newly renovated kitchen, fitted with Miele appliances, including gas cooktop, electric oven and dishwasher and plenty of cupboard space. Upstairs, the two light and spacious bedrooms at the front of the home have large built-in wardrobes, ceiling fans and air-conditioning units, and doors that lead out to a large balcony with views that look out to Manly golf course. A third bedroom or study has a private balcony and new built ins and storage. - Spacious Caesarstone kitchen with Miele appliances plus abundant bench space and breakfast bar - Stackable doors and double glazed windows upstairs and downstairs - Bright and airy combined living and dining flowing out onto a generous sunny deck for al fresco living and entertaining with bbq gas bayonet - Engineered timber floorboards downstairs and new wool carpet upstairs - Custom built display cabinet at the entrance of the house - Reverse-cycle air-conditioning - Euro-style renovated laundry room with WC - Beautifully renovated main bathroom with free standing bath, separate shower & skylight - Two good sized lock up garages and lots of off street parking - Expansive storage throughout - Functional floorplan plan and a low maintenance indoor/outdoor lifestyle that will appeal to discerning investors, professionals, younger families or downsizers LIVE. This immaculate townhouse relishes in the convenience of the central location. Ideally positioned close to the heart of the Northern Beaches, it offers easy access to schools, parks, shopping and cafes. The B-Line express city bus service is just down the road and the easy access to Manly and beaches takes care of the weekends. RATES/SIZE: Water rates: Approx \$216.80 p q Council rates: Approx \$403.90 p q Strata rates: Approx \$1,803.27 p q Size: Internal + Balcony Approx 203sqm Garage Approx 33sqm Total Approx 236sqm ABOUT THE AREA Local Transport:- Buses to city CBD, Westfield Warringah Mall & surrounds - Manly Wharf ferries to Circular Quay Shopping:- Fairlight shops and The Butchers cafe - Stockland Balgowlah shopping centre - Manly Corso, Manly Wharf shops and restaurants Schools:- Manly West Public School - Mackellar Girls Campus - Balgowlah Boys Campus WHAT THE OWNER LOVES:- North facing aspect and backyard - The neighbours and community - Location - its incredible! Minutes to shops, cafes, restaurants, Manly Andrew Boy Charlton Aquatic Centre & gym, parks, playgrounds and only a short walk to Queenscliff Beach and Manly Corso 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.