

**2/13 Kitchener Street, Balgowlah, NSW 2093**



**Apartment For Sale**

Thursday, 14 March 2024

2/13 Kitchener Street, Balgowlah, NSW 2093

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



Luke Burgess  
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Sam Griffiths  
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## **Auction Wed 10th Apr 6pm In-room**

A custom renovation leaving nothing untouched has transformed this solid brick upper-level duplex into a sleek modern home for family living. Flawless throughout and showcasing finishes of rare quality, it enjoys a privately elevated position capturing sweeping leafy outlooks and offers flowing open interiors bathed in sun from a northeast aspect. Including a lock-up garage, the home is ideally located in the Manly West Public School catchment area, minutes from Stocklands Balgowlah shops, transport, and a level cycle or short drive into the heart of Manly. - Engineered oak floors, beautiful bespoke joinery and air conditioning- Spacious open plan living-dining area extends onto a northeast terrace- Stylish contemporary kitchen and bathrooms display luxurious finishes- Kitchen features Miele appliances and induction cooking- Master bed ensuite and walk-in robe, built-ins to both other bedrooms- Full main bathroom, internal laundry room and abundance of storage- Private auto lock-up garage, generous shared-level lawns and gardens