

2/2 Rickard Street, Balgowlah, NSW 2093

Cunninghams

Sold Apartment

Tuesday, 6 February 2024

2/2 Rickard Street, Balgowlah, NSW 2093

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Apartment



Sam Raso

0407936862



Ben Jones

0424277887

\$740,000

FIND. A fresh, updated apartment on the ground floor of an immaculate boutique block, this inviting abode offers a stunning blend of space and light with a relaxed coastal vibe. With a generous floorplan that includes a light-filled living and dining area and an over-sized bedroom, this home holds instant appeal for investors and first-time buyers. **LOVE.** With no common walls, and a quiet position away from any traffic noise, you'll be assured of a quiet haven to come home to. Positioned close to Balgowlah village as well as harbour beaches and transport to the city, this is a low-maintenance, easy-living abode with a huge amount of lifestyle convenience. - Immaculate block with a friendly, welcoming vibe, and an easy-going strata committee. - Easy level access straight into the front door of the apartment. - Fresh paint and carpet this apartment is beautifully presented throughout so you can move straight in and enjoy. - The light and airy living and dining area is generously sized and feels quiet and private. - The over-sized bedroom comfortably accommodates a queen-sized bed, and features built-in storage and an adjoining updated bathroom with shower & bath. - Modern double-glazed uPVC windows provide noise minimization and insulation. - Exclusive-use car space and a shared laundry. **LIVE.** Within walking distance of Balgowlah and Seaforth villages and offering easy connections to Manly and the city, it's easy to see why this area is well loved. Bus stops are moments away, including express services to the city. Just a short stroll down the road are supermarkets and shops at Stockland shopping centre, and great cafes can be found nearby or in the Balgowlah village. Manly is within walking distance, or you can wander to Forty Baskets or Fairlight Beach for summer swims, without being surrounded by the Manly crowds. **RATES/SIZE:** Water rates: Approx \$171.41 pq Council rates: Approx \$403.97 pq Strata levies: Approx \$789.18 pq Size: Approx 50.2 sqm **ABOUT THE AREA** Local Transport: - Buses to city CBD, Chatswood, Westfield Warringah Mall and Manly Shopping: - Stockland Balgowlah shopping centre and Balgowlah village provide a choice of cafes, shops & restaurants Schools: - Manly West Public School - Balgowlah Boys Campus - Mackellar Girls Campus **WHAT THE OWNER LOVES:** - This is a really friendly block with quiet neighbours. - You've got everything you need within a short walk. There are supermarkets and every kind of grocery shop at Stocklands, and there are some lovely cafes and restaurants nearby. - We love how easy it is to travel to the city from here, with express bus services that offer quick passage straight into the CBD. **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. All photographs, maps and images are representative only, for marketing purposes.