

2/21 Lodge Street, Balgowlah, NSW 2093

Cunninghams

Sold Apartment

Monday, 14 August 2023

2/21 Lodge Street, Balgowlah, NSW 2093

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Type: Apartment



Ben Jones

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Contact agent

FIND. With a sought-after position on a quiet street close to Balgowlah village, this sun-filled apartment is an attractive, low-maintenance residence that holds tons of appeal for growing families and downsizers. It rests in an ultra-convenient setting, a short stroll from Stockland Balgowlah shopping centre, and just moments from a vibrant selection of shops and eateries.**LOVE.** This apartment inhabits the sunny nor-easterly corner of the block, which draws in abundant amounts of natural light throughout the day. This apartment has been meticulously cared for and is presented in immaculate condition, but there is flexibility for the new owner to add value.- First floor position in a solid, well-built brick block with intercom access, just six homes in the block- Very quiet and private inside, only one common wall- Spacious living area with tons of natural light and pleasant leafy outlooks- The balcony has been enclosed to create a light-filled, north-facing sunroom with pleasant outlooks onto the street, an ideal dining space- Good-sized kitchen, immaculately presented with modern electric cooking and an adjoining laundry room- Spacious master bedroom with built-in wardrobes and a shower en-suite- Two additional bedrooms are both generous in size and feature built-ins- Immaculate bathroom with bathtub and separate shower- Ceiling fans in the living area as well as all bedrooms- Common gardens and alfresco deck to the rear of the block- Single lock-up garage**LIVE.** This fabulous location delivers convenience in a number of ways. Stocklands Balgowlah is moments away for all of your shopping and grocery needs, and there is a vibrant selection of local cafes and eateries in the village. Slightly further out, stunning harbour pathways and reserves are a short walk away, including North Harbour Reserve and Forty Baskets, and this central spot ensures it's easy to access Manly, Warringah Mall and the city, with bus services running from the surrounding streets or from the village.**RATES:**Water rates: Approx \$173.30
Council rates: Approx \$404
Strata rates: Approx \$1,125
SIZE:Total: Approx 91 sqm**ABOUT THE AREA**Local Transport:- B-Line express city bus, Buses to city CBD, Chatswood, Westfield Warringah Mall and Manly.Shopping & Restaurants:- Stockland Balgowlah shopping centre- Balgowlah village shop & cafes- Roseberry St shopping & supermarkets- Westfield Warringah MallSchools:- Manly West Primary School- St. Cecilia's Catholic Primary- Balgowlah Boys High School- Mackellar Girls High School- St Paul's College Manly**WHAT THE OWNER LOVES:-** This location is amazing. We've got village amenities, shops, cafes and bus services at the door.- Our neighbours are so friendly, and Balgowlah has such a great community.- It's so quiet and private inside, it feels like you're in a house.**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. Some images show virtual styling.