

**2/299 Sydney Road, Balgowlah, NSW 2093**

**Cunninghams**

**Sold Apartment**

Thursday, 2 November 2023

2/299 Sydney Road, Balgowlah, NSW 2093

**Bedrooms: 2**

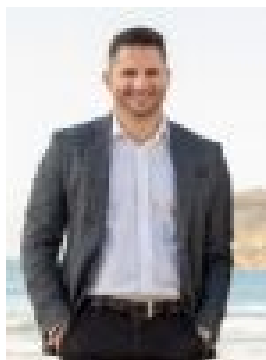
**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



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## Contact agent

AUCTION on site 25 November 2023 FIND. An expansive alfresco terrace provides incredible extra outdoor low maintenance entertaining and living space, that runs the entire length of this modern ground floor renovated apartment. Set back quietly from the road this home has the added bonus of access to a rooftop entertaining terrace with great district views over Manly and North Harbour. A perfect spot for NYE! The complex extends over lovely established common area gardens and manicured lawns providing even more outdoor spaces to enjoy and relax in. LOVE. The convenient and functional galley style kitchen is light filled with loads of cupboard and countertop space and looks out onto the terrace. The open plan living and dining spaces flow easily to the outdoor area that includes a partially covered patio space for meals. The master bedroom features a wall length BIR, beautiful ensuite and also has access to the entertaining terrace. The location is superb with cafes, restaurants and specialty shopping just a few minutes walk away in Balgowlah Village. - Enjoy the use of the common area rooftop terrace with harbour views and lovely landscaped gardens and lawns. - Relax in the enormous alfresco terrace with astro turf and tiled undercover patio area. - Enjoy a renovated modern kitchen with Caesarstone benchtops, integrated appliances including Bosch dishwasher and Bosch oven with ceramic cooktop and a huge space for your chef style fridge. - Oversized living and dining space with specialty lighting and plush carpet, flows directly to the terrace. - The bathroom and ensuite are large modern inviting spaces with floor to ceiling tiles and chic hardware and basins, with a separate bath in the main bathroom and oversized shower head in the ensuite. - The master bedroom features huge BIR and access to the outdoor terrace. - Spacious second bedroom. - Security parking with area for storage and internal access to the stairwell, is provided. - Appreciate the large internal laundry and two linen cupboards in the entrance hall. LIVE. This location has so much to offer, from the cafes, restaurants and shopping in both Balgowlah and Fairlight Villages, to the bars and beaches of Manly. Bus services provide quick access into the city and lower North Shore, or take the Manly ferry for a more scenic trip by water to a host of locations. Favourite spots to visit are North Harbour reserve and the walk along the water's edge through Fairlight into Manly. Coastal walks and bike tracks, golf courses, Manly Dam and an array of beautiful beaches and great local schools are all on offer and close by. RATES: Water rates: Approx \$173.29 pq Council rates: Approx \$404 pq Strata Rates: Approx \$2219.56 pq SIZES: Internal + Courtyard: Approx 141 sqm Carspace: Approx 17 sqm Total: Approx 158 sqm ABOUT THE AREA Local Transport: - Buses to city CBD, Chatswood, Westfield Warringah Mall and Manly. Shopping & Dining: - Stockland Balgowlah shopping centre - Balgowlah village provide a choice of cafes, shops and restaurants. Schools: - Manly West Primary School - St. Cecilia's Catholic Primary - Northern Beaches Secondary College Balgowlah Boys Campus - Northern Beaches Secondary College Mackellar Girls Campus - St Paul's College Manly WHAT THE OWNER LOVES: - I love our huge outdoor space, it's a great spot to entertain friends or just relax in with a good book. - We have our choice of local places for dinner, including some favourites in Manly and Seaforth. - The trip into the city by either bus or ferry is really easy and quick. 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.