

2/3 Cross Street, Balgowlah, NSW 2093

Cunninghams

Sold Apartment

Friday, 1 March 2024

2/3 Cross Street, Balgowlah, NSW 2093

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Type: Apartment



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FIND. This light, inviting apartment is the perfect low-maintenance abode, with an easy-living layout 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 & Roseberry Street with a vibrant selection of shops and eateries.

LOVE. This apartment rests on the ground floor of a boutique brick block, and features big-picture windows that frame leafy outlooks and welcome in the natural light. This apartment has been meticulously cared for and is styled for your immediate comfort, whilst offering scope for you to stand your own creative mark.

- Common lawn to the front of the building is a great spot to throw down a picnic rug, with a sweet children's playground opposite.
- Combined lounge and dining area flows into an immaculate updated kitchen with electric cooktop and plenty of meal prep and bench space.
- Three light-filled bedrooms are generously proportioned, with built-in wardrobes and big-picture windows in the master bedroom.
- An immaculate bathroom is finished in a fresh, modern palette, and features a combined bathtub and overhead shower.
- External laundry room on title & shared storage space
- Allocated exclusive use car space.

LIVE. Enjoy the convenience of having supermarkets, the B-Line bus, cafes and parks within a quick stroll of the front door. This very central and well-connected location is popular because of its proximity to the city as well as to Manly, but also because it is surrounded by stunning harbour beaches and reserves. Stockland Balgowlah is a couple of blocks away; you can grab great coffee and pastries from nearby Aggy's Corner, or stroll up to Sydney Road where there is a vibrant selection of eateries, takeaways and local shops.

RATES/SIZE: Water rates: Approx \$171.41 pq
Council rates: Approx \$403.90 pq
Strata levies: Approx \$746.40 pq
Size: Internal Approx 70.4 sqm

ABOUT THE AREA

Local Transport:- Buses to city CBD, Chatswood, Westfield Warringah Mall and Manly

Shopping & Dining:- 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 an awesome location, within walking distance of Roseberry Street cafes, Aldi and the B-Line bus services to the city.- Balgowlah has such a lovely neighbourhood with lots of young families and parks.- We love that this is a quiet area but it's so close to Manly that you can ride there on level bike paths.

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