

2 Bardoo Avenue, North Balgowlah, NSW 2093

Cunninghams

Sold House

Saturday, 11 November 2023

2 Bardoo Avenue, North Balgowlah, NSW 2093

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Type: House



Andrew Lutze
0412568058



Daniel McIntyre
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\$2,550,000

Auction on-site Saturday 2 December 2023
FIND. Peacefully positioned on a picturesque, tree-lined street near Manly Dam, this freestanding brick home offers immense potential. Resting on an enormous (approx.) 828.30 sqm level corner block, this mid-century cottage is ready for a full renovation or a complete rebuild (STCA). This is your opportunity to establish yourself in an idyllic, family-focused pocket of the northern beaches, which offers peace and serenity, yet is close to a wide range of lifestyle amenities and conveniences.
LOVE. The size of the block is so generous that it opens up all kinds of possibilities. Give it a quick renovation and rent it out, re-imagine the layout, or knock down and mastermind a brand-new forever home, using the generous space to add a granny flat or a swimming pool if that suits your needs (STCA).
- Single-level brick veneer home on an enormous, near-level corner block, and a sunny nor-easterly aspect to the rear.
- There is level access from the street, meaning easy access for any construction needs.
- The house is embraced by gardens on all four sides, with tons of space to consider adding a granny flat or a pool (SCTA).
- The house currently features a generous lounge and dining room with an adjoining kitchen, plus three bedrooms, a bathroom with bath and separate shower, plus an external laundry room.
- Single lock-up garage, a large garden shed and additional driveway parking space.
LIVE. North Balgowlah is leafy suburb loved by many families for its quiet and serene lifestyle, and the easy access to so many northern beaches hotspots. This friendly local neighbourhood has a fantastic set of local shops, esteemed schools, and almost immediate access to the beautiful nature trails that surround Manly Dam. Just down the road in Balgowlah village where Stockland shopping centre and a number of local high street shops will take care of your needs. This is also a central location for getting around, with bus stops just a few streets away that offer express services straight to the city or the mall.
RATES/SIZE: Water rates: Approx. \$173.29 p_q Council rates: Approx. \$779.28 p_q Size: Land Approx. 828.30 sqm
ABOUT THE AREA
Local Transport:- B-Line express city bus, Buses to city CBD, Chatswood, Westfield Warringah Mall and Manly.
Shopping:- Stockland Balgowlah shopping centre- Balgowlah village shop & cafes- Roseberry St shopping & supermarkets- Westfield Warringah Mall
Schools:- Balgowlah North Primary School- The Forest High School, - St. Cecilia's Catholic Primary- St Paul's College Manly
WHAT THE OWNER LOVES: - This is such a great neighbourhood to grow up in, having Manly Dam just around the corner and Woolgoolga Reserve at the end of the street.
- The huge garden space that surrounds the house is amazing for children and pets.
- North Balgowlah has a really friendly welcoming community.
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