

**21 Violet Street, Balgowlah, NSW 2093**

**Cunninghams**

**Sold House**

Thursday, 21 December 2023

21 Violet Street, Balgowlah, NSW 2093

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 2**

**Type: House**



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## Contact agent

FIND. A residence of style and grace, this impeccable dual-level home is idyllically situated in a tightly-held, family-focused street that allows you to walk to schools, city bus services, parks and village shops with ease. The floorplan caters perfectly to families, with an array of light-filled living and outdoor entertaining spaces, plus a beautifully-tended backyard. LOVE. With generous space and a number of breakout zones, the layout of this home facilitates the ability to spread out and find some private space for yourself, or come together to relax or entertain. This inviting, comfortable forever home is designed for families of all ages and stages. The bright, open-plan living and dining area to the rear is the hub of the home, flowing outwards to meet an open entertainer's terrace. A second, north-facing living space with custom joinery adjoins a sunroom, a quiet space to relax into with the family on an evening. A choice of two terraces sit to the front of the home, offering sunny spaces to enjoy an open perspective to the north. A gorgeous backyard is flourishing with established trees and plantings, with open flat space to entertain, and lush lawns that the kids will enjoy. Most of the bedrooms are grouped peacefully upstairs and are generously appointed with built-in storage and carpet. Stunning modern family bathroom with free-standing bathtub for a luxurious soak, and a separate rainfall shower. Downstairs WC adds convenience, plantation shutters, garden shed for added storage, large laundry room with storage space. Single lock-up garage. LIVE. Peaceful, leafy and centrally placed near the heart of Balgowlah. Convenient for shopping, great schools, city transport, as well as providing excellent access to Manly, Stocklands Balgowlah shopping centre and the city. With beautiful harbour pathways and reserves, local shopping and supermarkets all within easy reach, this is a well-connected and highly-sought after location that is very popular with families. RATES: Water rates: Approx \$173.00 p/q Council rates: Approx \$761.75 p/q SIZE: Approx 581.70 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:- Balgowlah Heights 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:- This is such a lovely street. We have great neighbours, and everyone gets together annually for a Christmas party. We love that we can walk into Manly from here, grab something to eat and then walk home. We spend most of our time in the rear living area, which has lovely flow into the backyard. 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.