

**23 Kitchener Street, Balgowlah, NSW 2093**



**Sold House**

Friday, 27 October 2023

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**Bedrooms: 4**

**Bathrooms: 4**

**Parkings: 3**

**Area: 340 m2**

**Type: House**



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## Contact agent

From its innovative contemporary design and glamorous Italian designer finishes to its spectacular indoor/outdoor entertaining areas and tropical resort-like gardens, this substantial town home evokes the ambience of a high-end Mediterranean luxury villa. Boasting a spectacular living room with towering double-height ceilings and a retractable open air sky-roof, multiple terraces plus a heated mineral pool at the rear, it's only a 10 minute stroll to Stockland Village or Manly West Public School.\* Set within an exclusive arrangement of two, it covers 340sqm on title with 206sqm of internal space\* Generous living room with soaring ceilings and opening sky-roof plus a suspended ethanol fireplace\* Media room opens to covered north terrace with leafy views, dining room flows via glass bi-folds to the rear terrace\* Sleek stone kitchen with four-seat dining/cocktail island, gas cooktop, dishwasher and large butler's pantry/laundry\* Spacious bedrooms with built-ins, two have ensuites, balconies and loft home offices, Murphy bed in the media room\* Ultra-chic bathrooms feature terrazzo vanity tops and flooring plus Venetian plastered walls\* Heated tiled flooring in living areas, ducted air conditioning, double-glazed windows with inset venetian blinds\* Plugged masonry block walls, security alarm, gas outlets, wine storage area and Italian designer light fittings\* Covered north terrace/balcony with leafy views, easycare tropical gardens and stylish rose quartz paved rear terrace \* Short stroll to express city buses and Aggy's Corner Café, minutes to Manly's attractions and the city \* Remote-controlled three car lock-up garage with internal access, plenty of internal storage space Council: \$2,444pa approx Water: \$680pa approx