

**23 Rickard Street, Balgowlah, NSW 2093**

**Cunninghams**

**Sold House**

Friday, 15 September 2023

23 Rickard Street, Balgowlah, NSW 2093

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



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**\$2,650,000**

AUCTION Saturday 7 October FIND. Filled with charm from top to bottom, this classic 1930s semi is idyllically positioned on a corner block, in a quiet, protected pocket of Balgowlah. Beautifully presented with a sophisticated blend of modern comforts and classic period features, this is a private, low-maintenance home that offers huge appeal for families and downsizers. LOVE. This elegant residence has been fully renovated and is blessed with light-filled interiors, high ceilings, grand proportions, and a gorgeous, sun-dappled courtyard. It also features a lock-up garage that has been converted into a home gym, but also holds potential for a home office. At the heart of the home, an open-plan living and dining area is filled with natural light and stretches out to meet outdoor entertaining. Time and care have been taken to refresh this home with modern internal and external fixtures. The covered deck with retractable awning and gas outlet overlooks a sunny courtyard garden with built-in seating. A beautiful combination of hardwood floorboards in living and pine floorboards in the hallway and bedrooms. Generous bedrooms with high ceilings and built-in wardrobes. Stunning contemporary bathroom with a free-standing bathtub for a luxurious soak, as well as a rainfall shower and laundry facilities. Plantation shutters, extensive under-house storage, WC in hallway, reverse-cycle air-con unit in living, study nook at the front of the home. Single lock-up garage can be repurposed as a home gym, with dual-street access via Brighton Street. LIVE. Within walking distance of Balgowlah and Seaforth villages and offering easy connections to Manly and the city, it's easy to see why this area is well loved. Bus stops are moments away, including express services to the city. Just a short stroll down the road are supermarkets and shops at Stockland shopping centre, and great coffee can be found in the backstreets nearby or in the village. Manly is within walking distance, or you can wander to Forty Baskets or Fairlight Beach for summer swims, without being surrounded by the Manly crowds. RATES: Water rates: Approx \$205 p/q Council rates: Approx \$526.75 p/q SIZE: Internal: Approx 268.7 sqm 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: - We love the feel of the house, with its 1930s details, sunny interiors and grand proportions. - We love the home gym and the sunny outdoor entertaining space. - We love being able to walk to Manly, and having Balgowlah shops and cafes so close by. 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.