

25 Tabalum Road, Balgowlah Heights, NSW 2093

Cunninghams

House For Sale

Thursday, 14 March 2024

25 Tabalum Road, Balgowlah Heights, NSW 2093

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Type: House



James Haywood
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Auction

Auction: Saturday 13 April 2024 FIND. Quietly resting in a tucked-away setting in Balgowlah Heights bordering Tania Park, this extensive residence is poised to capture an incredible vista of the Sydney, North Sydney and Chatswood CBD skylines. Set up for multi-generational living but with the option of being used as one substantial home for a large family, both levels are superbly-appointed with bright and spacious living zones, full kitchens and private alfresco areas. LOVE. This quiet pocket of Balgowlah Heights is so convenient for families, offering incredible access to the bush tracks, harbour beaches, with local shops and schools all within walking distance.- An ideal set-up for multi-generational families, or families with older children, with both levels offering the ability for independent living.- Spacious open-plan living is airy and light, bookended by outdoor spaces on either side, and heated in the cooler months by a gas fire.- The balcony to the rear of the house is oriented to capture an expansive district and triple CBD skyline outlook.- Whip up a culinary storm in the enormous modern kitchen with tons of bench space and big breakfast bar.- Beautiful grassy backyard with established gardens, plus a wide front verandah that offers a picturesque outlook onto the street. - The upper level features three generous bedrooms, a flexible study/fourth bedroom, and a well-presented bathroom with spa bath and separate shower.- The downstairs retreat features a large living area, an over-sized bedroom, shower bathroom, kitchenette, a private courtyard and private entry, an ideal set-up for older children, in-laws or an au-pair.- A huge garage offers space for three cars as well as a workshop, with extensive under-house storage. LIVE. Ideal for families, this exclusive setting is surrounded by stunning harbour reserves and beaches, including Forty Baskets, North Harbour Reserve, Dobroyd Head, and the iconic Manly-to-Spit walk. There is a great set of local shops as well as outstanding schools within walking distance. And despite its private, tranquil and protected setting, it's very close to shopping centres, surf beaches, eateries and city transport, and just a short drive into Manly. RATES/SIZE: Water rates: Approx \$171.41 pq Council rates: Approx \$796.50 pq Size: Land Approx 638.6 sqm ABOUT THE AREA Local Transport:- Buses to City CBD- Warringah Mall and Manly- Hop Skip Jump bus to Stockland Balgowlah Shopping Centre Shopping & Dining:- Balgowlah Heights Village shops, cafes and restaurants- Stockland Balgowlah shopping centre- Westfield Warringah Mall Schools:- Balgowlah Heights Primary School- St Cecilia's Catholic Primary School- Balgowlah Boys High School- Mackellar Girls High School WHAT THE OWNER LOVES:- I have loved cooking in the huge kitchen, which has so much bench space. - We love the views, which are perfectly positioned to enjoy the New Year's fireworks.- It's been such a great family home, with lots of space for everyone. We've got lots of wonderful family memories of game nights, hide and seek and parties with friends. 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.