

**3 Nield Avenue, Balgowlah, NSW 2093**



**House For Sale**

Tuesday, 9 April 2024

**3 Nield Avenue, Balgowlah, NSW 2093**

**Bedrooms: 5**

**Bathrooms: 4**

**Parkings: 3**

**Type: House**



Angus White  
0425277221



Michelle Leyshon  
0436473640

## **Auction - if not sold prior**

Incredibly private and designed to celebrate the captivating harbour views, this exceptional family home holds a coveted cul-de-sac setting with a spectacular vantage point which bathes the interiors in the sunshine. A custom renovation blends contemporary luxury with relaxed sophistication, featuring multiple living areas, a resort-style pool and a lush rear yard, which is perfect for relaxing or a quiet retreat. An intuitive design can accommodate a family's changing needs with three upstairs bedrooms plus two bedrooms on the lower level which could serve as the perfect teen/in-law retreat with self-contained living potential (STCA). It is peacefully located yet conveniently placed within walking distance of North Harbour Reserve, 25 minutes from Manly, ferry wharf, and close to schools and buses bound for the CBD. • Views stretching down the harbour towards Manly's Eastern Hill • Vistas that captivate by day and transform by light at night • Timber floors in the living/dining space add warmth and texture • Flexible layout, great separation for families to live, work and retreat • Sophisticated stone-crafted island kitchen with Bosch appliances • View-swept balcony ideal for enjoying the ever-changing water scenes • Three generous upstairs bedrooms, master has walk-in and ensuite • Designer bathrooms, functional laundry, ample storage options • Sun-splashed pool and outdoor entertaining setting with harbour backdrop • Rear garden escape with an elevated seating area taking in panoramic views • Ducted heating and cooling, CCTV intercom entry, solid double brick • Triple garage with internal access, storage and home gym space • Stroll to Stockland Balgowlah, harbour beaches and coastal walks