

**3 Warringah Street, North Balgowlah, NSW 2093**

**Cunninghams**

**Sold House**

Wednesday, 25 October 2023

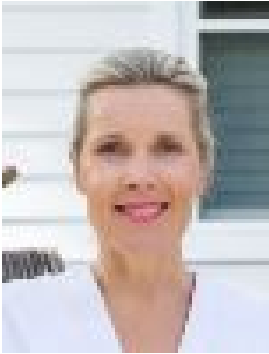
3 Warringah Street, North Balgowlah, NSW 2093

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Georgi Bates



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## Contact agent

**FIND.** Situated on a serene street with breathtaking bushland views over Manly Dam, this two-storey family gem offers a tranquil retreat in one of North Balgowlah's most sought-after pockets. Meticulously designed, this spacious residence provides multiple indoor and outdoor spaces for versatile living, perfect for family life and year-round entertaining. You'll find comfort, luxury, and peace of mind in a home that brings together modern architecture and the beauty of its lush surroundings. **LOVE.** This extraordinary home is distinguished by a variety of exceptional features that create an atmosphere of both grandeur and coziness. The kitchen, truly the hub of the home, bridges the living, dining, and outdoor spaces, offering a harmonious flow and leafy green views from all angles. - Four-bedroom classic family home with a country cottage feel surrounded by a lush green bushland outlook.- The expansive master suite features a walk-in robe, dual-access bathroom, and French doors to a balcony with stunning views across to Manly Dam.- With the upper level dedicated to accommodation, two more bedrooms are generous in size and feature built in robes.- A guest bedroom on the lower floor offers convenience, accompanied by a large laundry room and ample under stair storage.- Architectural flair is evident through the combination of sliding doors and high windows, all under extraordinarily high ceilings.- Open plan yet inviting living space, enhanced by a combustion fireplace and French doors leading to the front deck.- Exceptional storage solutions throughout the home, including an oversized automatic double lock-up garage.**LIVE.** The lifestyle offerings in this North Balgowlah enclave are unparalleled, from its proximity to the tranquil Manly Dam to a community that's both friendly and welcoming. Great schools, handy local shops, and popular cafes are abundant, offering a perfect blend of suburban charm and convenience. The spacious design and multiple storage options of this home mean that everything your family needs is right at hand. Dive into the many recreational activities that Manly Dam offers or simply enjoy the solace and luxury of your private haven.**RATES/SIZES:**Water Rates: Approx \$173 pqCouncil Rates: Approx \$771.80 pqSizes: Total Approx 487 sqm**ABOUT THE AREA**Local Transport:- B-Line express city bus, Buses to city CBD, Chatswood, Westfield Warringah Mall and Manly.Shopping:- Stockland Balgowlah shopping centre- Balgowlah village shop & cafes- Roseberry St shopping & supermarkets- Westfield Warringah Mall**Schools:-** Balgowlah North Primary School, Manly West Primary School, St. Cecilia's Catholic Primary School, St Kierans Catholic Primary School - The Forest High Public School, Balgowlah boys high school, Mackellar Girls High School- Stella Maris College, Oxford Falls Grammar School, St Paul's College Manly, St Luke's Grammar School**WHAT THE OWNER LOVES:-** The location of this home is perfect for the growing family, within walking distance to the trails of Manly Dam and only a short drive to one of the many stunning beaches along the Northern Beaches peninsula.-The cathedral ceilings throughout the home add architectural interest and offer a grand sense of space and light.-The amount of storage in this home is a huge value add, with a large automatic double lock up garage and storage in every pocket of the home.**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.