

31 Illalong Avenue, North Balgowlah, NSW 2093

BowerGray

Sold House

Friday, 10 May 2024

31 Illalong Avenue, North Balgowlah, NSW 2093

Bedrooms: 5

Bathrooms: 3

Parkings: 2

Area: 506 m2

Type: House



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Contact agent

Coastal elegance meets family functionality in this impeccable, dual-level residence occupying a blue-chip position in a sought-after North Balgowlah address. Beautifully appointed for effortless family living and entertaining, this brand-new build reveals a striking design and timeless appeal with multiple living and dining areas complimented by herringbone oak finished flooring, high ceilings and an abundance of natural light. A chef's kitchen serves as the social heart of the home, featuring an expansive Caesarstone island breakfast bar, premium gas appliances and a walk-in pantry. While vast open-plan living and dining areas spill out to a fabulous tiled, entertaining alfresco showcasing a level backyard with manicured landscapes and an expansive sparkling swimming pool as the centrepiece, creating the perfect space to relax and entertain year-round.- Sweeping open entertaining zone with living, dining, kitchen and media room housed under soaring ceilings, showcasing a beautiful stone feature wall and natural gas fireplace- The open-plan kitchen features Caesarstone benchtops, quality gas appliances, a wine fridge and a walk-in pantry with ample cupboard space - Covered outdoor entertaining alfresco complemented by a level backyard, easy-care landscapes and an expansive swimming pool fitted with an automatic cleaning system- Five spacious bedrooms all feature built-in wardrobes and ceiling fans, plus a versatile sixth bedroom or study - The master bedroom showcases a beautifully finished en-suite with under-floor heating, heated towel rail, his and her sinks, a walk-in wardrobe and direct access to a private balcony- The main bathroom features a separate bath and shower, his and her sinks, underfloor heating and a heated towel rail - Volumes of built-in internal storage space- An automatic water system is installed for all lawn and garden bed areas - Separate laundry room with handy external access - The automatic double garage features a commercial epoxy coating system that follows out through the driveway, colour bond garage door and direct internal access- Ducted aircon is featured throughout - Solar panels installed- Moments away from local shops and cafes, Manly Dam, iconic beaches, walking tracks, bike tracks, schools, city transport and Westfield. Property details:Approximate Council Rates: \$619.11 p/qApproximate Water Rates: \$337.81 p/qApproximate Land Size: 506 sqm