

**31 White Street, Balgowlah, NSW 2093**

**Cunninghams**

**Sold House**

Tuesday, 23 January 2024

31 White Street, Balgowlah, NSW 2093

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 2**

**Type: House**



Andrew Lutze  
0412568058



Ben Jones  
0424277887

**\$4,020,000**

FIND. With grand proportions and elegant character flourishes that create a sense of timeless charm, this dual-level residence has been a cherished home by the same family for 38 years. Positioned just footsteps from North Harbour Reserve and a short walk to Balgowlah village and Manly township, this is a true lifestyle location, offering ease of living and an idyllic environment to raise a family. LOVE. Displaying exquisite craftsmanship, this home has a rich and interesting history, built and lived in by Mr White in the early 1920s, a prominent local developer who inspired the name of the street. Initially a single-level residence, this home has been extended and modernised with meticulous care to preserve and celebrate its beautiful period features.- A range of living spaces offers great versatility, with a bright and spacious lounge room, separate dining, and an additional family/media room.- Beautiful period details bring a sense of character and grandeur, with leadlight windows, high decorative ceilings and picture rails. - Superbly-appointed kitchen with granite counters, ILVE oven with gas cooktop, centrally positioned to service indoor & outdoor dining areas.- A covered rear deck provides generous space for alfresco entertaining, and overlooks the private backyard with pool and landscaped gardens. - Opulent king-sized bedroom with a covered balcony with a beautiful tree-filled outlook, a big walk-in wardrobe and en-suite bathroom.- Bedrooms and bathrooms are positioned on both levels, upper bedrooms all include access to balconies.- Carport and additional driveway space, security alarm, large storage room, reverse-cycle air-con units in downstairs and upstairs. LIVE. This is a superb location from which to immerse yourself within the welcoming community of Balgowlah, where the lifestyle is convenient and relaxed, and most things you need can be accessed on foot. The beautiful environs of North Harbour and Forty Baskets are moments away for secluded harbourside swims and beach hangs. Balgowlah shops, Stockland shopping centre and city buses are a quick stroll away, and it's a pleasant walk or bike ride into Manly along the beautiful harbour foreshore. RATES/SIZE: Water rates: Approx \$173 pq Council rates: Approx \$682.65 pq Size: Approx 470 sqm ABOUT THE AREA Local Transport:- B-Line express city bus, Buses to city CBD, Chatswood, Westfield Warringah Mall and Manly. Shopping & Dining:- Stockland Balgowlah shopping centre- Balgowlah village shop & cafes- Roseberry St shopping & supermarkets- Westfield Warringah Mall Schools:- Balgowlah Heights Primary School- St. Cecilia's Catholic Primary- Balgowlah Boys High School- Mackellar Girls High School- St Paul's College Manly WHAT THE OWNER LOVES:- The house has been built to an incredible standard. It's extremely solid, and feels very cool in the summer.- This is a real lifestyle home – we can walk everywhere, including into Manly along the harbour foreshore.- We love having a choice of harbour reserves close by, and having Balgowlah village within a short walk 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.