

32 Ernest Street, Balgowlah Heights, NSW 2093

Cunninghams

Sold House

Friday, 27 October 2023

32 Ernest Street, Balgowlah Heights, NSW 2093

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 638 m2

Type: House



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\$3,430,000

FIND. Enjoying the serenity of its beautiful leafy surrounds, this solid double-brick cottage has been held in the same family since it was built in the 1950s. Presented in near-original condition, it offers a myriad of opportunities, which include renovating and re-imagining the current layout, or knocking down and building again, inspired with your own creative vision (STCA). LOVE. The house sits on a generous 638 sqm block of land that faces north and nestled in this exclusive harbourside suburb that is surrounded by stunning harbour reserves and beaches. The house currently offers two bedrooms, a number of living spaces, plus a beautiful backyard that has been landscaped to perfection to create a lush space for the whole family to enjoy. 1950s single-level brick cottage in near-original condition, resting on a generous 638 qm block with a perfect northerly aspect to the rear. The house features high ceilings, decorative cornicing and has a solid double-brick construction. Separate lounge and dining spaces are spacious and light, and a rear-set sunroom drinks in the northerly sun. The big backyard is thriving with an incredible Date Palm tree and tropical-inspired plantings, a great play space for the kids. There are two bedrooms, one of which has built-in storage, with the flexibility of using the dining area as a flexible third bedroom. The neat and tidy bathroom features a bathtub and separate shower. A single lock-up garage plus extensive driveway space offers plenty of space for storage as well as parking. LIVE. This exclusive northern beaches enclave is surrounded by stunning harbour reserves and beaches, including Forty Baskets, North Harbour Reserve, Dobroyd Head and Clontarf Beach. National Park walking trails are in the local area, including the iconic Manly to Spit walk, whilst local shops and outstanding schools are also within walking distance. Despite its very private, tranquil and protected setting, this idyllic location is close to shopping centres in Balgowlah village, surf beaches and city transport, and is just a short drive into Manly. RATES/SIZE: Water rates: Approx \$156 pq Council rates: Approx \$776 pq Size: Approx 638 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: This area is filled with families and has a really lovely community feel about it. We love walking down to Forty Baskets for a swim, or going for walks in the National Park trails around Dobroyd Head. We love the size and aspect of the backyard. 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.