

32 Heathcliff Crescent, Balgowlah Heights, NSW 2093

Cunninghams

House For Sale

Friday, 10 May 2024

32 Heathcliff Crescent, Balgowlah Heights, NSW 2093

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Type: House



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Auction

Auction Saturday 1 June 2024 FIND. Occupying a privileged position next to Tania Park and above Forty Baskets Beach, this dual-level entertainer offers a flawless collection of living and entertaining spaces, and a dreamy harbourside lifestyle to match. Schemed with a fresh, modern palette and bestowed with up-market finishes that make the interiors sing, this immaculate residence is exquisitely formed for luxurious family life. LOVE. At the heart of the home, an expansive open-plan living zone spills into alfresco entertaining that is bathed in beautiful easterly sunshine and features a sparkling pool as well as a spa. Families will also be thrilled with the forward-facing living area with beautiful district views, and the enormous master suite with private balcony where you can enjoy a view of the garden. - A sweeping living and dining area with an open, free-flowing design and bespoke cabinetry is an impressive space for that family to come together. - Effortless connection to backyard entertaining is a big feature of this home, with a huge all-weather travertine-tiled terrace that overlooks a sparkling solar heated swimming pool, a spa, and a built-in BBQ. - Stunning modern kitchen with ILVE oven, five-burner gas cooktop and a four-seater stone island bench. - A second living area floats out to a west-facing balcony where you'll enjoy a soothing tree-filled outlook over the district. Perfect for sundowners. - The luxurious king-sized master bedroom features a walk-in wardrobe, en-suite with rainfall shower & balcony with a grandstand view over the garden. - Three additional bedrooms are spacious and comfortably appointed, with two of the bedrooms offering access to a district-facing balcony. - A stunning family bathroom dressed in a fresh modern palette features free-standing bathtub and a separate rainfall shower. A third bathroom is located downstairs and combines with the laundry. - LG NeON 2 series solar panels, 1000L rain water tank & drip irrigation system - Lock up garage and plenty of internal storage plus additional driveway space 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. \$171.41 p/q Council rates: Approx. \$752 p/q Size: Land Approx. 607 sqm Internal Approx. 311 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:- We love how quiet and protected Balgowlah Heights is & how easy it is to pop down to a number of exclusive beaches along the famous Spit to Manly walk. - Our home has always been amazing for hosting our friends and family. Everyone loves coming here. - We love the practical family floorplan, especially our two lounge areas that capture the morning and afternoon sunshine 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.