

**32 Radio Avenue, Balgowlah Heights, NSW 2093**

**Cunninghams**

**House For Sale**

Thursday, 1 February 2024

32 Radio Avenue, Balgowlah Heights, NSW 2093

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Type: House**



Richard Cook  
0415714899



Rob Matheson  
0412281735

## Auction

Auction Saturday 24 February FIND. Tucked away in the refined, family-friendly surrounds of Balgowlah Heights, this exceptional residence offers the perfect layout for dual-occupancy or multi-generational living. With two bedrooms, generous living and a bright sunroom on the top level, and a two-bedroom retreat on the lower level, the layout caters to a range of family needs. This home is appointed for peaceful family enjoyment, with plenty of space for everyone. LOVE. This quiet street in Balgowlah Heights is slightly elevated to showcase beautiful expansive outlooks that capture the ocean and Manly's iconic row of Norfolk Pines, whilst also offering incredible access to the nature walks, harbour beaches, Manly and the city. - This home is positioned on a generous 512sqm block, with a double carport. - A comfortable, air-conditioned lounge room with open fireplace opens up to a big entertainer's deck that steps down to an Astroturf garden. - The bright rear sunroom is the best spot to enjoy an inspiring view that sweeps across the district to Manly. - Generous, superbly appointed kitchen with stone counters, Miele induction cooktop and a large pantry. - Both upstairs bedrooms feature built-in wardrobes, the master includes an en-suite bathroom and ceiling fan. - Lower-level retreat with two bedrooms, a living area and kitchen, offering the ideal set-up for older children or in-laws. - The private, sun-dappled backyard is landscaped with level lawns and a covered patio, ideally used by the downstairs retreat. - In the local catchment for some great schools, including Bally Boys and Balgowlah Heights Public School. 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 are 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 \$155.46 pq Council rates: Approx \$776.80 pq Size: Approx 512.20 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 the cooling breezes in summer, and watching the sun rise over the ocean. - This is a very quiet street with very little traffic. It's great for families. - We're in really close and easy proximity to schools, shops and harbour beaches. 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.