

33 Balgowlah Road, Manly, NSW 2095

Cunninghams

Sold House

Tuesday, 15 August 2023

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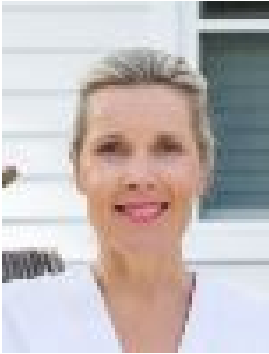
Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 331 m2

Type: House



Georgi Bates



Chris Nicholls
0460009595

\$3,700,000

FIND. Step into a piece of Manly's history with this exquisite dual level home, perfectly balancing period features with the sleek sophistication of modern Hamptons. Being one of the original homes built on Balgowlah Road, this home has been tastefully renovated and expanded in 2015. With a master suite and two generous bedrooms upstairs, plus guest accommodation downstairs, this home is flawless and functional. LOVE. Upon entry through the original section of the home, be captivated by the stunning leadlight front door, followed by high ornate ceilings and walls of intricate pressed tin. Through to a contemporary, modern extension there is a spacious kitchen, living, and dining area. The chef's kitchen spares no luxury, showcasing a vast island bench with seating, gas cooking, an integrated dishwasher, double oven, and a double fridge. Strategically placed, it allows ample preparation space and connects seamlessly to the built-in dining space and living area.- Guests are treated to a comfortable stay in the north-facing bedroom, complete with an ensuite and sunroom that bathes in the warm sunshine.- Find tranquillity in the formal lounge, a space of calm and coziness thanks to a combustion fireplace.- The large internal laundry is generously equipped with storage and bench space.- Whitewash floors usher you throughout the home, giving it a fresh, beachy ambiance while ensuring a seamless flow.- Embrace the indoor-outdoor lifestyle; bi-fold doors open the main living space to the outdoors. Complete with a retractable awning and heat pads for year-round entertaining.- Upstairs, the master suite offers an elegant retreat, illuminated by north-facing windows beneath soaring, vaulted ceilings. - Beyond its built-in and walk-in robes, the master suite features a vast ensuite, detailed with a separate bath and shower.- Modern amenities haven't been overlooked, with a Sonos speaker system and reverse cycle air conditioning installed throughout the living spaces and bedrooms.LIVE. Positioned directly across LM Graham Reserve and the Andrew Boy Charlton Pool, this home promises a lifestyle of convenience and leisure. Whether you decide on a stroll or short bike ride, you are in close proximity to the heart of Manly, linking you to a range of transport options, providing access to major supermarkets and retail stores as well as the famous stretch of beach from Queenscliff to Manly. This home is rich in luxury and lifestyle. RATES/SIZE:Water rates: Approx \$303.45 pqCouncil rates: Approx \$543 pqSize: Approx 331 sqmABOUT THE AREALocal Transport:- Buses to city CBD, Westfield Warringah Mall and surrounds- Manly Wharf ferries to Circular QuayShopping:- Fairlight shops and The Butchers cafe- Stockland Balgowlah shopping centre- Manly Corso and Wharf shops and restaurantsSchools:- Manly West Primary school- St Pauls High School; Stella Maris College- Mackellar Girls High School- Balgowlah Boys High SchoolWHAT THE OWNER LOVES:-?As one of the original homes on Balgowlah Road, this home holds a lot of history and we wanted to maintain that while expanding the home and merging the new with the old.-?The open plan living space with bi-fold doors out to the outdoor space with retractable awning offers a wonderful place to entertain all year round.-?This location is unbeatable with sports fields, the dog exercise area and Andrew Boy Charlton Pool across the road, plus Queenscliff and Manly a level walk or ride away.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.