

**34 New Street West, Balgowlah, NSW 2093**

**Cunninghams**

**Sold House**

Saturday, 24 February 2024

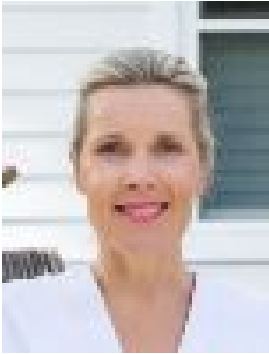
34 New Street West, Balgowlah, NSW 2093

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



Georgi Bates



Chris Nicholls  
0460009595

**\$3,510,000**

Auction Saturday 16 March 2024  
FIND. Commanding a prime 656sqm lot on the high side of the street, this single level full brick home is light filled and freshly painted with plush new carpet. Boasting a coveted Balgowlah Heights location, this home presents an opportunity to move in and enjoy, or renovate, redesign, or rebuild your dream home (STCA). Only steps from local shops, cafes, and essential amenities, coupled with elevated district views stretching across to Mosman, this home is your chance to reside in one of the Northern Beaches most exclusive suburbs.  
LOVE. Inside, find two spacious bedrooms, including a master with plush new carpet, air conditioning, and exquisite ornate cornicing. The second bedroom enjoys a bright northerly aspect and an adjoining study space, overlooking the expansive backyard. The original kitchen is neat and functional, and awaits your personal touch. The thoughtful floorplan seamlessly connects living, dining, and kitchen areas, leading out to a generous backyard with a north-to-rear aspect, a lock-up garage, and ample off-street parking.  
- Large, light-filled living area with district views  
- Two spacious bedrooms; master with air conditioning and ornate details.  
- Second bedroom extending to a sunny study space with built-in cabinetry for extra storage.  
- Functional and neat kitchen ready for customisation.  
- Ideal floorplan with flow from living at the front to the kitchen at the rear.  
- Expansive, near-level backyard.  
- Lock-up garage plus extensive off-street parking.  
- Freshly painted throughout with new carpet in the bedrooms.  
- Separate laundry room conveniently positioned off the kitchen out through the rear door.  
LIVE. Embrace the quintessential Balgowlah Heights lifestyle, enjoying immediate access to village shops, cafes, and sought-after schools. Revel in the proximity to harbour reserves including Clontarf Beach and relish the ease of express buses to Manly and the City. This home is not only an idyllic retreat but also a canvas for future enhancement or a dream rebuild (STCA), making it a rare find in a tightly held locale.  
RATES/SIZE: Water rates: Approx \$173.29 ppcouncil rates: Approx \$796.71 ppcSize: Approx 656 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 elevated position on the high side of New Street West captures lovely district views and light through the large windows in the living space.- The large, near level backyard is fully enclosed and ideal for kids and pets to play.- This location, only moments to Balgowlah Heights shops is ultra convenient with IGA, cafes, the deli and post office all within walking distance.  
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