

36 Ernest Street, Balgowlah Heights, NSW 2093

House For Sale

Saturday, 15 June 2024

CLARKE
& HUMEL

36 Ernest Street, Balgowlah Heights, NSW 2093

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 474 m2

Type: House



Kingsley Looker
0411225556



Josephine Ienco
0299773300

Auction: Guide \$4,500,000

A magnificent contemporary marvel poised on a near-level north rear block, this impressive dual level residence is expertly designed for functional family living and seamless indoor/outdoor entertaining. Boasting living spaces on both levels and a home office or fifth bedroom, it features a large deck and terrace with views of the ocean and North Shore skylines on the upper floor and a covered rear entertainers' terrace and near-level lawn downstairs. Placed on 474sqm of beautifully landscaped gardens with a solar-heated pool, it is superbly situated within footsteps from buses to Manly Wharf or the city and only a few minutes stroll to the primary school and village shops.* Striking contemporary facade set behind secure gated landscaped gardens with a near-level boardwalk to a portico * Sweeping open floor living and dining space with a gas log fireplace opens via stacked glass sliders to the rear garden * Extensive covered entertainers terrace merges with enclosed near-level north lawn and a sparkling solar-heated pool * Sleek open plan stone benched kitchen with breakfast/cocktail bar and servery window opening to a bar on the terrace* The kitchen is equipped with a gas cooktop, two llve ovens, stainless steel dishwasher and a walk-in pantry* Upstairs family room flows to a sunny north terrace with outlooks to the ocean and views to the west* Extra-large bedrooms with built-ins, two open to a vast terrace with views to the Chatswood and North Sydney skylines* Main bedroom with a walk-in robe and ensuite opens to the north deck, stylish contemporary bathrooms* Ducted air conditioning, surround sound, timber floors, security alarm and a gas barbecue outlet * Internal access to a huge basement storeroom or retreat/games area with a wet bar * 250m to the primary school, 400m to the village shops and IGA, easy stroll to Tania Park or Clontarf BeachCouncil: \$3,018pa approxWater: \$714pa approx