

**37A Hunter Street, North Balgowlah, NSW 2093**



**Sold House**

Thursday, 22 February 2024

**37A Hunter Street, North Balgowlah, NSW 2093**

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



Tim Wirth  
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Daniella Rundle  
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**\$2,060,000**

A rare and prized entry-level offering for downsizers or young families, this fabulous freestanding residence is nestled in a quiet leafy street just 100m from the village and a short stroll to parks and the primary school. The single level contemporary layout includes separate living and dining areas as well as easy flow to a covered entertainers' terrace and enclosed easycare north rear lawn.\*?Tucked away down a private driveway with near level access\*?Exposed brick façade with an elegant covered front porch\*?Light filled living room, dining room flows to the rear terrace\*?Covered rear entertainers' terrace merges with the rear lawn\*?Private, enclosed, gently-sloping lawn bathed in northerly sun\*?Large open plan kitchen with dishwasher - option to upgrade\*?Double bedrooms with built-ins, stylish contemporary bathroom\*?Internal laundry, timber-look flooring in dining and kitchen\*?Literally footsteps from the 168x express city bus service \*?One minute stroll to village eateries and convenience stores\*?Short wander to Woolgoolga Reserve and the primary school \*?Close to Manly Dam Reserve walking and mountain bike trails\*?Minutes to Stockland Village, Warringah Mall, and Manly Beach\*?Deep lock-up garage offers plenty of extra storage space