

39 Boyle Street, Balgowlah, NSW 2093



House For Sale

Tuesday, 23 April 2024

39 Boyle Street, Balgowlah, NSW 2093

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Type: House



Matt Brady Brady
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Josh Noor
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Auction

A joyous expression of light and space, and an exquisite blend of old-world charm and contemporary design, this exemplary residence has been brought to life by award-winning architects, Hobbs & Jamieson. This is a spectacularly polished home, where every detail has been conceived to deliver a premium living experience. Expansive, free-flowing interiors with double-height ceilings and spectacular landscaped outdoor spaces are beautifully lit and enhanced with the highest-quality, bespoke finishes. Positioned just steps to the bustle of Balgowlah village, this is a prime location for enjoying an idyllic northern beaches lifestyle, with cafes, restaurants, supermarkets and schools at the door, pristine harbour beaches and reserves within a short stroll, and surf beaches and Manly town all within easy reach.

- Modern extension to rear features open-design living and dining
- Heated polished concrete floors and soaring double-height ceilings
- Bi-fold doors invite seamless interaction to alfresco entertaining
- Timber entertainer's deck, outdoor kitchen with BBQ & bar fridge
- Solar-heated magnesium pool sits amongst landscaped gardens
- Designer kitchen with Miele appliances, two dishwashers, two ovens, induction cooking
- Integrated fridge/freezer, butler's pantry, sparkling/hot Zip tap, insinkerator
- Second living/media room, under-floor ventilation in original section
- Mezzanine-style master bedroom with walk-in robe & en-suite
- All bedrooms are appointed with built-in wardrobes and ceiling fans
- Both bathrooms feature heated floors and stylish high-end finishes
- High-set louvre windows for natural cooling, ducted air-con
- Elegant European-Oak floorboards, high-end light fittings
- Study, laundry room with handy external access, downstairs WC
- High-end joinery throughout, auto rain-sensor external blinds
- Under-stairs storage room, storage shed, driveway parking