

**4/13 Lodge Street, Balgowlah, NSW 2093**

**Cunninghams**

**Sold Townhouse**

Tuesday, 12 March 2024

4/13 Lodge Street, Balgowlah, NSW 2093

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: Townhouse**



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**\$1,820,000**

**FIND.** Quietly tucked to the rear of a boutique complex of homes, this sunny townhome is all about location and convenience. Positioned just around the corner from the Stocklands Balgowlah, this easy-care abode delivers peace and quiet, yet it's just a matter of footsteps between the front door and a whole raft of lifestyle conveniences in the village.**LOVE.** A neat and tidy floorplan maximises every inch of space. A bright, inviting lounge room flows into casual dining and out to a sunny rear courtyard, which will be the spot you'll go to at end of the day, with a drink or meal in hand, to enjoy the privacy and protection of your own outdoor space. - An east-facing lounge is a comfortable space that gets the morning light.- Casual dining combines with a neat, well-presented kitchen with a breakfast bar, electric cooktop and adjoining laundry room with WC & storage.- Indoor dining flows into outdoor entertaining with a pergola-covered patio and courtyard garden that is delightful in the afternoons.- Bedrooms are all grouped together upstairs and are blessed with natural light. Two bedrooms include built-in wardrobes, master includes en-suite.- Main bathroom features a bathtub with overhead shower and stone vanity.- Classic plantation shutters, under-stairs storage.- Covered carport with easy access straight to the front door.**LIVE.** Balgowlah has a friendly, welcoming community, and is an ideal neighbourhood for those who value convenience. Central to Manly as well as the city, express bus services make it easy to get around. Stockland Balgowlah shopping centre is moments away for shopping and groceries, and there are plenty of popular cafes, takeaways and restaurants within a short stroll. North Harbour Reserve and Forty Baskets beach is close by for open space and beautiful natural scenery. Or if you're in the mood for an ocean swim, Queenscliff beach is a level walk or bike ride away.**RATES/SIZE:**Water rates: Approx \$171.00 pqCouncil rates: Approx \$404.00 pqStrata rates: Approx \$1250.00 pq**SIZE:**Internal + Courtyard & Parking Approx 178 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:-** Manly West Primary School- Balgowlah Boys High School- Mackellar Girls High School- St. Cecilia's Catholic Primary**WHAT THE OWNER LOVES:** - We absolutely love the ease of being able to wander over to Stocklands to grab shopping and supplies.- We are tucked away towards the rear of the complex, so it feels like we have a lot of peace and privacy.- The courtyard is a lovely spot to unwind at the end of a day.**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. All photographs, maps and images are representative only, for marketing purposes. Some images show virtual styling.