

4/2 Dudley Street, Balgowlah, NSW 2093

Cunninghams

Sold Townhouse

Friday, 15 March 2024

4/2 Dudley Street, Balgowlah, NSW 2093

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Townhouse



Andrew Lutze
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\$1,850,000

Auction Saturday 13 April FIND. Set in a convenient Balgowlah location, this exquisite tri-level townhouse in Balgowlah boasts an expansive rooftop terrace and three additional alfresco areas. The interior, featuring timber floorboards and plantation shutters, has an open-plan living space bathed in natural light. This inviting area extends into a Mediterranean-style courtyard, perfect for entertaining with a BBQ area and ample guest space. LOVE. Inside, the sleek kitchen is equipped with stone benchtops, Miele gas appliances, and a large breakfast bar. The home includes internal laundry facilities, a second private courtyard ideal for pets, and upstairs, two spacious bedrooms with built-ins, plus a versatile smaller room for use as a home office or nursery. The master suite enhances luxury with an ensuite and private north-facing balcony. - Expansive rooftop terrace with stunning treetop views- Open-plan living with seamless indoor-outdoor flow- Mediterranean-style entertaining courtyard- Sleek kitchen with high-end appliances- Private and pet friendly courtyard- Luxurious master suite with private balcony- Two secure car spaces and large storage cage LIVE. Positioned in a central and coveted location, this Balgowlah gem offers unparalleled convenience. Just a 10-minute drive to Manly, moments from Clontarf beach, and surrounded by public transport, shops, and cafes, it presents an exceptional lifestyle in a blue-chip suburb. Experience the perfect blend of tranquil retreat and urban accessibility in this unique and highly sought-after location. RATES/SIZE: Water rates: Approx \$171.41 pq Council rates: Approx \$404.00 pq Strata rates: Approx \$1811.40 pq SIZE Internal + Courtyard Approx 264sqm Parking Approx 35sqm Storage Approx 4sqm Total Approx 303sqm 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 Public School- Northern Beaches Secondary College Balgowlah Boys Campus- Northern Beaches Secondary College Mackellar Girls Campus WHAT THE OWNER LOVES- Endless breeze we get from every direction- Sun soaked courtyard and natural light - Sunrises and Sunsets from our private roof terrace 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. Please be advised that the photographs, maps, images, or virtual styling representations included in this real estate listing are intended for illustrative purposes only and may not accurately depict the current condition or appearance of the property.