

**4/3 Brighton Street, Balgowlah, NSW 2093**

**Cunninghams**

**Unit For Sale**

Thursday, 15 February 2024

4/3 Brighton Street, Balgowlah, NSW 2093

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: Unit**



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## Auction

AUCTION Saturday 9 March 2024 FIND. Privately positioned at the back of a boutique complex is a chic contemporary residence thoughtfully designed over an incredible three-level floorplan with spacious and bright modern interiors. The master suite on the upper-level is a parent's paradise and flows to an outstanding north facing oversized balcony, with majestic 180-degree leafy district views that also stretch toward Manly and the water. Multiple alfresco areas, balconies and terraces capture the light and breeze and provide connection with the inviting outdoors. LOVE. The large open plan kitchen, dining and living zone on the ground floor is a spacious family hub that offers multiple outdoor areas for alfresco entertaining surrounded by established private gardens and greenery. These fabulous outdoor spaces are accessed via a number of light reflecting, glass stacking doors that create ideal in-door out-door flow between the zones. The quiet tree lined street is well positioned between both the edge of stunning North Harbour and the naturally beautiful Manly Dam and super close to everything that a family needs.- The front façade of the complex is contemporary with a striking architectural multi-level floorplan. The home is accessed via a private side pathway with lovely gardens leading to the back of the complex.- The open plan kitchen, dining and living zone is set on a slight upper split level from the entrance showcasing lovely timber floors, lots of light and space and connection with the outdoors. Room for an extra-long dining table.- Caesar stone benchtops, large island bench, gas cooking, Ilve appliances and incredible pantry and cupboard storage are features of the modern kitchen, which also has its own private outdoor terrace area with stacking tinted doors for additional privacy, cooler in summer and electric extra-long canopy. Convenient power source allows you to simply add a heater in winter.- The low maintenance alfresco outdoor space offers a large entertaining area with spacious timber deck and gas point that wraps around the living and dining spaces with tinted glass stacking doors for added privacy and temperature control. An ideal spot for friends, family and the kids to play and just relax in.- The upper top level features a wonderful master suite adult retreat with a great oversized north facing balcony with glorious views out toward Manly and of the surrounding leafy green district. A spacious WIR and BIR as well as another storage area known as the Harry Potter cupboard used as a mini kitchen to get full use of the fab top floor balcony are added bonuses of this room. The space also features a sparkling ensuite with oversized frameless glass shower and separate bath and a lockable door at the bottom of the stairs.- Two good sized bedrooms with BIRs, have been cleverly designed to include a visible study nook/WFH area between the rooms. The balconies are incredibly versatile and have been used for; exercise equipment, reading corners, Lego and craft spots, teen hangouts and even a place for a pet rabbit. Each of the bedrooms gets their own outdoor space. Also on the first floor is a bathroom and separate laundry with an adjoining private drying room balcony with external screens and blinds to dry your clothes in all weather and completely out of the way. - Additional features of the property include abundant storage, multiple balconies and terraces, reverse cycle air conditioning controlled by each floor level, privacy screens, louvre windows, blinds, flyscreens, LEDs and a convenient powder room at the front entrance.- A secure basement carpark with lockup storage cupboard, parking for one car with internal access makes family life very easy when arriving home.- Visitors car park space and Lots of free 'no permit' street parking for visitors available. LIVE. Positioned in a beautiful tree lined neighbourhood this home is not far from North Harbour Reserve and the beautiful walk along the water past Fairlight Beach down into Manly. The location allows for easy transport by bus or ferry into the city and is close to the shopping villages and restaurants of Balgowlah, Seaforth and Fairlight with Stockland Shopping Centre conveniently located just a few streets away. Local beaches, cycle paths, golf courses, Manly Dam and incredible headland walks are on offer in all directions in this beautiful location. Manly West Public School, Balgowlah Boys High School and St Cecilia's Catholic Primary School are only a few minutes' walk away. RATES/SIZE: Water rates: Approx 171.00pq Council rates: Approx 403.97pq Size: Internal + Balcony Approx 242sqm Car + Storage Approx 17sqm 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- St. Cecilia's Catholic Primary- Balgowlah Boys High School- Mackellar Girls High School- St Paul's College Manly- Stella Maris College WHAT OWNER LOVES - We love sitting out on our incredible main bedroom balcony, enjoying the views and the lovely breeze.- Walking down along the water into Manly for Sunday brunch is great.- There's so much space between all of the levels and outdoor spots, which makes the home perfect for entertaining. 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

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