4 Geddes Street, Balgowlah Heights, NSW 2093
Sold House

Friday, 15 March 2024

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Bedrooms: 4   **Bathrooms: 3**   **Parkings: 2**   **Type: House**

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FIND. Emanating sophistication and class, this dual-level residence embodies northern beaches elegance, poised in position to enjoy a show-stopping vista that celebrates Manly Cove and the harbour. Treasured in the same family for over 50 years, this home has been lovingly maintained and updated, with fresh, modern finishes that complement grand proportions and impressive, light-filled spaces.LOVE. Almost every room offers a beautiful outlook, whether it's onto the soothing greenery that envelopes the house, or a spectacular, expansive view of the harbour and district. You'll note an uplifting sense of light and fresh air throughout this home, which is designed to embrace outdoor spaces to the front and rear.- A choice of living zones is headlined by a sweeping open-scale living and dining zone that spills into a harbour-facing entertainer's terrace.- A second living area with vaulted ceilings connects and overlooks a private terrace, both living areas feature the comfort of gas fires.- Any home cook will be delighted with the superb modern kitchen with generous island bench, high-quality appliances and extras such as a bar fridge.- Working from home will be a pleasure in the generous home office with bespoke cabinetry to keep everything in its place.- A long balcony stretches across the upper level, with all upstairs bedrooms linking onto it to enjoy the best views in the house.- The luxurious master bedroom features a shower en-suite bathroom with large walk-in wardrobe and access onto the upper balcony.- The downstairs bedroom is positioned close to a shower bathroom, making it ideal for guests or older children.- Ducted and zoned air-conditioning, security alarm, under-house cellar/storage area, double lock-up garage.LIVE. Although this exclusive harbourside setting is perfectly peaceful and ensures that coming home will be a tranquil experience each and every day, everything you might need is close by. The local shops in Balgowlah village are a quick drive down the road, where there are supermarkets, shops, eateries and transport to the city. Stunning harbour reserve walks and beaches are practically on your doorstep, including North Harbour Reserve and Forty Baskets. Esteemed schools are in the local area, and Manly is a short drive down the road.RATES/SIZE:Water rates: Approx $171.41 pqCouncil rates: Approx $1,287.20 pqSize: Land Approx 758.7 sqm   Internal Approx. 243 sqmABOUT THE AREALocal Transport:- Buses to City CBD- Warringah Mall and Manly- Hop Skip Jump bus to Stockland Balgowlah Shopping CentreShopping & Dining:- Balgowlah Heights Village shops, cafes and restaurants- Stockland Balgowlah shopping centre- Westfield Warringah MallSchools:- Balgowlah Heights Primary School- St Cecilia's Catholic Primary School- Balgowlah Boys High School- Mackellar Girls High SchoolWHAT THE OWNER LOVES:- We love how every window has a view, whether it's onto trees or water, and how there's such a light, airy feel to the house in general.- This is such a quiet, protected neighbourhood, but it's still close to everything you need.- This has been a much-loved family home, kept in the same family for more than 50 years.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