

45 Woodland Street, Balgowlah Heights, NSW 2093

Cunninghams

House For Sale

Friday, 15 March 2024

45 Woodland Street, Balgowlah Heights, NSW 2093

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House



Richard Cook
0415714899



Rob Matheson
0412281735

Auction

Auction FIND. Quietly positioned in the serene, family-friendly surrounds of Balgowlah Heights, this attractive single-level home is filled with charm and is poised to celebrate a beautiful district and ocean vista. Private, tranquil and with a beautiful, light and airy feel to the interiors, this is an immaculate home with a flexible floorplan that can be moulded to your family's needs.**LOVE.** Built in the 1960s, there is a captivating mid-century feel to the design with double-brick and sandstone construction and big-picture windows. Though updated with modern finishes and presented in pristine condition, there is some opportunity to add value. Sitting in an elevated position, adding another level has the potential to embrace a spectacular ocean view (STCA).- Quality double-brick and sandstone residence with superior construction.- An east-facing living and dining space is the welcoming introduction to the home, with big-frame windows introducing a stunning district outlook.- A modern kitchen with sleek stone, gold fixtures, gas cooking, white textured tiled splashback and an adjoining combined laundry/open butler's pantry offers luxurious amounts of space to create.- A luxurious master bedroom offers tons of space with a private view onto the garden, shower en-suite, tons of built-in storage and air-con.- A home office with bespoke desk and shelving could easily be converted into a fourth bedroom.- A second sitting area adjoins the master bedroom, flowing into the backyard and offering an ideal retreat for teens or parents.- Private backyard with pergola-covered patio and established gardens.- Two separate garages, plus extra space for storage.**LIVE.** Quiet and leafy, this idyllic street offers a huge amount of tranquillity, yet you are within walking distance of everything you need. Stockland shopping centre and a choice of cafes and eateries are a quick stroll away in Balgowlah village, whilst North Harbour Reserve, Forty Baskets and the iconic Manly to Spit coastal walk is also very close by. Ideally located for easy access to the city as well as to Manly, you can jump on express bus services just around the corner on Woodland Street.**RATES/SIZE:**Water rates: Approx \$172.00 pqCouncil rates: Approx \$727.00 pqSize: Approx 430sqm**ABOUT THE AREA**Local Transport:- Buses to City CBD- Warringah Mall and Manly- Hop Skip Jump bus to Stockland Balgowlah Shopping Centre**Shopping & Dining:-** Balgowlah Heights Village shops, cafes and restaurants- Stockland Balgowlah shopping centre- Westfield Warringah Mall**Schools:-** Balgowlah Heights Primary School- St Cecilia's Catholic Primary School- Balgowlah Boys High School- Mackellar Girls High School**WHAT THE OWNER LOVES-** We absolutely love the serenity of Balgowlah Heights, yet we feel we're close to a number of cosmopolitan areas, including Manly and the city.- The Manly to Spit walk is right on our doorstep and is perfect for stretching the legs whilst enjoying beautiful scenery.- We love the charm of this house, and the stunning view of district and ocean.**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.**