

# 47 Beatrice Street, Balgowlah Heights, NSW 2093



## House For Sale

Monday, 22 April 2024

47 Beatrice Street, Balgowlah Heights, NSW 2093

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 696 m2

Type: House



Kingsley Looker  
0411225556



Josephine Ienco  
02 9977 3300

## Auction

Elevated on a premium parcel of land with panoramic views sweeping over Middle Harbour to Chinamans and Balmoral Beaches as well as the North Shore and Sydney skylines, the elegant 'Islay' provides a readymade haven with the potential to update. Designed across three levels with multiple living spaces offering wonderful versatility and uniting with spectacular alfresco entertaining areas to showcase the views, it is placed on 696sqm of largely near-level lawn and gardens in an exclusive address just 170m from the primary school, a short stroll to the village and a seven minute wander down to picturesque Clontarf Beach.\* Mesmerising panoramas tantalise by day and dazzle at night, big sky sunsets and grandstand seating for city fireworks\* Exposed brick façade with multiple-paned windows is cushioned in behind level lawn and landscaped gardens\* Generous living and dining room with bay window, family room and adjoining terrace showcase cityscape views\* Tidy open plan gas kitchen with dishwasher adjoins a casual living/dining area that opens to the rear terrace\* Upstairs family room with fitted study alcove opens to a large rear deck with Middle Harbour and city skyline views\* Whole floor studio retreat with kitchenette, dishwasher, oven, powder room, bamboo flooring, air con and awe-inspiring 180 degree views\* Spacious bedrooms with built-ins, two have stunning views, the main has a walk-in robe and ensuite\* Ultra-modern bathrooms, powder room on entry level, covered front verandah, tiled flooring and security alarm\* Private rear terrace with views and covered entertaining area and a cabana at the rear of the garden\* Automatic double lock-up garage with internal access and EV charger, plus off-street parking, aluminium garden shedCouncil: \$3,206pa approxWater: \$680pa approx