

**56 Boyle Street, Balgowlah, NSW 2093**

**Cunninghams**

**Sold House**

Thursday, 21 March 2024

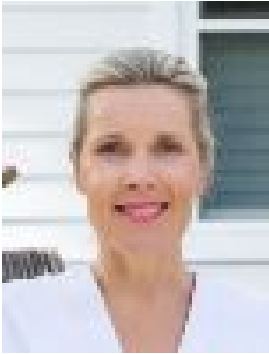
56 Boyle Street, Balgowlah, NSW 2093

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 1**

**Type: House**



Georgi Bates



Chris Nicholls  
0460009595

**\$3,500,000**

Auction Wednesday 17th April, 6.30pm  
FIND. A charming blend of classic character and cosmopolitan luxury, this stunning family home offers a lifestyle of ease and convenience. Nestled among lush, established gardens, this dual-level residence boasts a graceful period façade and a fully renovated interior. Highlights include a high-spec entertainers' kitchen with 800mm stone benchtops and shaker-style cabinetry, a spacious formal living area with ornate ceilings and stunning bay window, and seamless indoor-outdoor flow to newly installed outdoor kitchen and swim spa. Only footsteps from Manly West Public School and the hub of Roseberry Street shops, this family sanctuary offers the ultimate in convenience. LOVE. The grandeur of the sophisticated kitchen is an eye-catching centrepiece from the moment you enter. Its expansive stone bench invites casual chats and shared moments. The culinary dream is brought to life with a 900mm Falcon gas cooker, sleek rangehood, and an integrated AEG dishwasher, blending functionality with style. Seamlessly connected to the dining and living areas and bathed in natural light from two automated Velux skylights, this kitchen is the epitome of comfort and luxury in every detail. - This residence features four well-appointed spacious bedrooms, including a convenient downstairs guest bedroom accompanied by a secluded office space with views of front garden.- The upper-level hosts three plush, carpeted bedrooms, each featuring built-in robes. The master suite stands out with a spacious walk-in robe, a private ensuite, and a balcony offering serene views of the front gardens.- The outdoor entertainment area is a true highlight, complete with an outdoor kitchen, including a sizeable Gasmate barbeque, handy sink, and beverage fridge making it the perfect extension of the home and perfect place to entertain in style.- Adjacent to the outdoor entertaining area lies a 4-metre heated swim spa, complete with invigorating swimming jets. Perfect for a refreshing dip or a serene escape to unwind after a busy day.- Enjoy climate-controlled comfort year-round with reverse cycle air conditioning on the lower level and ducted air conditioning upstairs.- The home boasts multiple living areas, including an elegant formal lounge and a cosy family space featuring a custom-built lounge and an impressive cinema-style television setup.- Storage is abundant and thoughtfully designed, with clever under-stair solutions and expansive attic space, ensuring a place for everything.- Convenient off-street parking is available through automatic gates, with direct access from Balgowlah Road, adding to the ease and practicality of this beautiful residence.LIVE. Immerse yourself in the vibrant heart of Balgowlah with this home, perfectly poised for an ultra-convenient lifestyle. Just a stone's throw from Manly West Public School, Stockland Shopping Centre, and direct CBD express buses, every amenity is within easy reach. Enjoy leisurely bike rides to Manly, with access to both surf and harbour beaches. With Roseberry Street's bustling cafes, shops, and wellness facilities all a pleasant stroll away, this location offers a dynamic and fulfilling lifestyle for families of all ages. In one of Sydney's most desirable suburbs, this home is a haven of comfort and accessibility.RATES/SIZE:Water rates Approx \$336.00 pqCouncil rates: Approx \$702.40 pqSize: Approx 410sqmABOUT THE AREALocal 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 MallSchools:- Manly West Public School- Northern Beaches Secondary College Balgowlah Boys Campus- Northern Beaches Secondary College Mackellar Girls CampusWHAT THE OWNER LOVES:- Prime location near Manly West Primary School and a short walk to the vibrant Roseberry Street shops and cafes.- A near level bike ride to the best of Manly's lifestyle, including beautiful beaches, coastal walks, and a plethora of cafes, dining, and shopping options.- A perfect blend of period charm and a contemporary renovation, this home creates a warm, inviting space ideal for family living.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.