

**58 Woodland Street, Balgowlah Heights, NSW 2093** **Cunninghams**

**House For Sale**

Friday, 14 June 2024

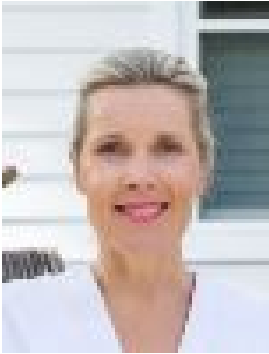
58 Woodland Street, Balgowlah Heights, NSW 2093

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Georgi Bates



Chris Nicholls  
0460009595

## Auction

FIND. Nestled in a prestigious enclave of Balgowlah Heights, this architecturally designed family home by Morgan Dickson is being offered for the first time in two decades. Meticulously renovated in 2010, the property welcomes you with an inviting and unique design. With high ceilings and a seamless indoor/outdoor flow, the home perfectly blends modern luxury with the natural charm of its surroundings. The expansive, level yard, featuring gardens designed by landscape architect Peter Fudge and centred around a majestic gum tree, offers multiple zones from a sparkling inground saltwater pool to a dedicated firepit area, perfect for gatherings, yoga or meditation.

LOVE. This home is brimming with luxurious features, designed for ultimate comfort and sophistication. The kitchen is a culinary haven, boasting a Carrara Marble benchtop, a Smeg 1200mm double oven, an ASKO dishwasher, and an under-stair pantry and wine cellar. The seamless flow into the dining area, highlighted by floor-to-ceiling windows overlooking the pool and yard, creates an inviting space perfect for family gatherings and entertaining. The outdoor room, complete with roll-down blinds, an Outrigger retractable awning, and a built-in gas barbecue, ensures effortless year-round entertainment in style.

Architect designed by Morgan Dixon- Landscape gardens by Peter Fudge with hardy, evergreen native plants- Custom designed carport, awnings, and fencing- Spotted gum timber decking, front and rear- Inground saltwater pool with new Watermaid saltwater chlorination system- Firepit and entertaining zone- Double height foyer with spotted gum timber floorboards- Original fireplace in the lounge area- Media room with custom joinery and wall-mounted TV- Study with built-in dual desks and storage- Gourmet kitchen with Carrara Marble benchtop, double Smeg oven, and ASKO dishwasher- Luxurious bathrooms with Duravit basins and Kaldewei bath- Master bedroom with walk-in robe, parents' retreat, and dressing area- Bedrooms with custom joinery, built-in desks, ceiling fans, and commercial grade carpet- Braemar central heating system

LIVE. Living in this exquisite home means embracing the best of the Balgowlah Heights lifestyle. The area offers stunning beaches, beautiful parks like Tania Park and North Harbour Reserve, and vibrant community amenities. The home is an easy walk to Balgowlah Heights Public School and provides fantastic access to safe biking and walking paths. With a strong sense of community, this location is ideal for raising a family, offering easy access to public transport for high school years. Enjoy the seamless transition from indoor to outdoor living, perfect for entertaining family and friends, while the home's design ensures comfort year-round, capturing cool breezes in summer and retaining warmth in winter.

RATES/SIZE: Water rates: Approx \$155.46 pq Council rates: Approx \$856.00 pq Size: Approx 822 sqm

ABOUT THE AREA Local Transport:- Buses to city CBD, Chatswood, Westfield Warringah Mall and Manly Shopping:- Stockland Balgowlah shopping centre and Balgowlah village provide a choice of cafes, shops & restaurants Schools:- Balgowlah Heights Public School- Balgowlah Boys Campus- Mackellar Girls Campus

WHAT THE OWNER LOVES- The grand gum tree in the backyard was a source of inspiration for the renovation of this home with its muted neutral tones. We love that it is a feature of the home, visible from the centre of the yard to the top floor windows.- The fire pit area has been a well-used space for plenty of gatherings, large and small, over the years.- This lovely, family friendly location has been ideal to raise a family with great schools and easy transport links to Manly, Warringah Mall, the CBD and beyond.

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