

6/8-12 Orchard Street, Balgowlah, NSW 2093

Cunninghams

Sold Townhouse

Thursday, 22 February 2024

6/8-12 Orchard Street, Balgowlah, NSW 2093

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Townhouse



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\$1,950,000

FIND. This beautifully renovated townhouse is sure to get hearts racing. It offers easy living and outdoor entertaining in a superb lifestyle location that is hard to beat.**LOVE.** Set in the prized North Harbour pocket, it's wonderfully peaceful and private and offers fresh, modern interiors with two separate living zones and outdoor areas to match. There is relaxed family living at the front that extends onto a sunny courtyard ideal for lazing, with the back of the home flowing onto a generous entertaining deck and stunning sandstone garden. - The modern gas kitchen includes premium integrated appliances and a Caesarstone benchtop and breakfast bar. - The laundry room is nestled alongside the kitchen and adds even more useful work and storage space.- Seperate living and dining areas both offering a connection to independent alfresco spaces, great for entertaining and a space for the kids to play. - Sunlit master bedroom with an ensuite, as well as two good sized bedrooms serviced by a family-sized bathroom. - Reverse-cycle air conditioning on the upper level for extra comfort. - Internal access to underbuilding side by side parking as well as a secure storage room as big as a bedroom to stash all those bikes and boards etc **LIVE.** The location is the icing on the cake. Close to the harbour with Fairlight Beach just a stroll away, and shopping, restaurants and city buses right around the corner, it's hard to imagine a better lifestyle spot! **RATES/SIZE:**Water rates: Approx \$330 pqCouncil rates: Approx \$403.90 pqStrata levies: Approx \$1181.5 pq**SIZE:**Internal & balcony: Approx 160 sqm **ABOUT THE AREA**Local transport:- Buses to city CBD, Chatswood, Westfield Warringah Mall and Manly.Shopping and Dining:- Stockland Balgowlah shopping centre and Balgowlah village provide a choice of cafes, shops and restaurants.Schools:- Manly West Primary School- St. Cecilia's Catholic Primary School- Balgowlah Boys High School- Mackellar Girls Campus School**WHAT THE OWNER LOVES:-** We love the quiet cul-de-sac location offering a peaceful setting, close to great schools, the harbour foreshore, and local shops.- The lifestyle benefits are endless, with the Spit to Manly walkway on our doorstep, Fairlight harbour walk, access to stunning beaches nearby and the convenience of having Balgowlah and Fairlight Villages just steps away. - Our outdoor spaces are so private and we love entertaining on the back deck. The front courtyard is always a nice space to retreat to with book or cuppa in hand. **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.