

# 7 Illalong Avenue, North Balgowlah, NSW 2093

STONE

## House For Sale

Friday, 8 March 2024

7 Illalong Avenue, North Balgowlah, NSW 2093

**Bedrooms: 7**

**Bathrooms: 6**

**Parkings: 3**

**Type: House**



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## Contact Agent

Occupying a super convenient position within a suburb in demand for its family-focused community with highly-regarded primary school, stunning bushland surrounds and proximity to beaches, this exceptional property offers a unique opportunity. With two spacious and modern architecturally-designed townhomes to be sold together, this rare opportunity offers plenty of versatility for buyers. Together, the two homes are ideal for extended family living, to live in one and rent the other out or to potentially convert to Strata title (STCA). - Both townhouses on the same title - must be sold together- Rear townhouse: three generous bedrooms plus study or fourth bedroom; covered parking plus additional off-street parking space- Front townhouse; three generous upstairs bedrooms - Both townhomes offer two separate living areas with lower living flowing out to two outdoor entertaining terraces and beyond to level lawns and private gardens- Contemporary design to maximise light and space ; highly-specified solid construction- Internal laundry with shower and external access; undercover parking plus additional off-street parking space- Master bedrooms with own balcony, walk through robe plus shower ensuite- New carpet and freshly painted throughout; double-glazed glass and underfloor heating; new fences and gates - Kitchens with stone benchtops and dishwasher- Under-floor heating in all bathrooms and rear townhome living area- Established gardens with irrigation- Superb upstairs living in with high ceilings and opening out to balcony with Manly and ocean views - Constructed with a view to converting to Strata title (STCA)- Convenient location offering easy access to Warringah Mall, Northern Beaches Hospital, Manly and beaches- Within close proximity to Manly Dam, walking and bike trails