

70 Curban Street, Balgowlah Heights, NSW 2093

Cunninghams

Sold House

Wednesday, 27 September 2023

70 Curban Street, Balgowlah Heights, NSW 2093

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Type: House



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FIND. A sophisticated entertainer with lush district outlooks, this contemporary dual-level home is nestled in quiet serenity on one of Balgowlah Heights' premium streets. With a floorplan that is functional, open and spacious, and showcasing clean, modern finishes that create an elegant aesthetic at every turn, this home holds tons of family appeal.**LOVE.** At the heart of the home is a light-filled living space that spills out to a private backyard. Effortless level flow is achieved between the living area, the entertainer's terrace and the lawn, which is a rare and much coveted asset in this area. Quiet and private, this home is a flawless sanctuary in an exclusive northern beaches location.- Open-plan living and dining, drenched in natural light and the perfect layout and flow for effortless family living and entertaining- West-facing balcony offers a sun-drenched spot to watch spectacular sunsets across the district- Sleek modern kitchen with high-end appliances, a big breakfast bar, and an adjoining laundry room with WC, storage and study nook- Backyard entertaining with covered terrace stepping onto level lawn, plus an gas-heated chlorine and saltwater pool enclosed by frameless glass- Luxurious light-filled master bedroom with walk-in wardrobe, a chic shower en-suite bathroom and private balcony- All other bedrooms are comfortably furnished with built-ins & ceiling fans- Flexible fifth bedroom ideal for teens or guests, or a home office- Chic bathrooms on both levels, all with heated floors and stylish finishes- Ducted air-con, security alarm, Sonos indoor & outdoor speakers- Landscaped & gated front garden offers an additional play area- Double garage with plenty of storage space**LIVE.** Ideal for families, this exclusive setting is surrounded by stunning harbour reserves and beaches, including Forty Baskets, North Harbour Reserve, Dobroyd Head, and the iconic Manly-to-Spit walk. There is a great set of local shops as well as outstanding schools within walking distance. And despite its very private, tranquil and protected setting, it's very close to shopping centres, surf beaches, eateries and city transport, and is just a short drive into Manly.**ABOUT THE AREA**Local Transport:- Buses to City CBD, Warringah Mall & Manly- Hop Skip Jump bus to Stockland Balgowlah Shopping CentreShopping & Dining:- Balgowlah Heights Village shops, cafes & restaurants- Stockland Balgowlah shopping centre- Westfield Warringah MallSchools:- Balgowlah Heights Primary School- St Cecilia's Catholic Primary School- Balgowlah Boys High School- Mackellar Girls High School**WHAT THE OWNER LOVES:-** We love that it's just a short walk to Forty Baskets, North Harbour Reserve & Tania Park.- We love the amazing sunsets over the district.- We love the flat level access from living to entertaining area and backyard, which is a rarity in Balgowlah Heights**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. All photographs, maps and images are representative only, for marketing purposes. Some images show virtual styling.