

8/11 Rickard Street, Balgowlah, NSW 2093

Cunninghams

Sold Unit

Friday, 8 September 2023

8/11 Rickard Street, Balgowlah, NSW 2093

Bedrooms: 2

Bathrooms: 1

Type: Unit



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FIND. A fantastic entry-level point into the market, this light and airy two-bedroom apartment is a superb opportunity in a sought-after location close to Manly. Offering bright, sun-dappled interiors and stylish modern finishes, this apartment is a ready-made haven in a popular lifestyle setting. LOVE. With Balgowlah village shops and eateries within moments of your front door, this location offers exceptional ease and convenience. It's also central to Manly and the city, making this a popular location with professionals and beach lovers. The north-facing aspect invites beautiful sunshine into the interiors of this spacious apartment that is bookended by common balconies on either side.- Spacious, light-filled living and dining area with bespoke joinery that includes shelving, an office nook plus an entertainment cabinet- Two common balconies run the length of the apartment on either side, creating a great cross-flow of air and a sense of open space- A perfect northerly aspect for the living area and master bedroom- Modern, well-appointed kitchen with island bench, gas cooking & dishwasher- Both bedrooms are comfortably appointed with built-in wardrobes, ceiling fans and floorboards- Stylish, modern bathroom with rainfall shower and frameless glass- Concealed European-style laundry- Communal parking spaces availableLIVE. Sitting within walking distance of Balgowlah, Fairlight and Seaforth villages and offering easy connections to Manly and the city, it's easy to see why this area is so popular. Just down the road are supermarkets and shops at Stockland shopping centre, and there are some great cafes in the backstreets nearby or on Sydney Road. Express bus services to the city offer swift passage for commuters, and Manly town and beach lies within easy reach, or you can wander to North Harbour Reserve and Forty Baskets for summer swims, without being surrounded by the Manly crowds.RATES:Water rates: Approx \$173.30 pqCouncil rates: Approx \$404 pqStrata rates: Approx \$716 pqSIZE:Internal: Approx 65 sqmABOUT THE AREALocal Transport:- Buses to city CBD, Chatswood, Westfield Warringah Mall and Manly.Shopping & Dining:- Stockland Balgowlah shopping centre- Balgowlah village provide a choice of cafes, shops and restaurants.Schools:- Manly West Primary School- St. Cecilia's Catholic Primary- Northern Beaches Secondary College Balgowlah Boys Campus- Northern Beaches Secondary College Mackellar Girls Campus- St Paul's College ManlyWHAT THE OWNER LOVES:-☑The northerly aspect really brightens the interiors throughout the day, and there's always a great cross-flow of air.-☑This is an ideal location for working in the city as you can jump on an express bus from Sydney Road.-☑Balgowlah has a really great community, and has everything you need in the village.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.