

8/42 Upper Beach Street, Balgowlah, NSW 2093

Cunninghams

Unit For Sale

Friday, 17 May 2024

8/42 Upper Beach Street, Balgowlah, NSW 2093

Bedrooms: 1

Bathrooms: 1

Type: Unit



Mark Connor
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For Sale Guide \$700,000

FIND. Positioned at the rear of the block and capturing a desirable northeast aspect, this top-floor one-bedroom gem captivates with sweeping district views and glimpses of the ocean stretching from Manly up the peninsula. Elevated to enhance the influx of natural light, the residence features floor-to-ceiling windows with frosted lower halves, ensuring privacy without sacrificing the breathtaking outlook. Whether you're looking to add your own style, settle into your new home, or capitalise on an exceptional investment, this apartment in a Company Title, boutique block of eight offers a range of possibilities.

LOVE. Revel in the abundant natural light that floods this apartment, accentuating the high ceilings and open-plan design. The ideal positioning away from the street enhances the peaceful atmosphere, making it an ideal sanctuary. This setting provides first-time homebuyers or investors the opportunity to personalise and potentially increase the value of an already desirable property, with its strategic location and impressive features in a sought-after locale.

- High ceilings and expansive full-length windows create a sense of space and openness, drawing in abundant natural light.
- A neat and tidy kitchen equipped with a breakfast bar, ideal for enjoying scenic meals.
- An over-sized bedroom that promises a restful retreat.
- A functional bathroom complete with convenient laundry facilities.
- An east-facing balcony, the perfect spot to soak in the elevated views and ocean glimpses.

LIVE. Nestled in a well-connected Balgowlah location, this apartment offers the ultimate in Northern Beaches living. Beyond your door, this high demand suburb offers an enviable lifestyle with easy access to buzzing local eateries, boutiques, and cafes in nearby Seaforth and Balgowlah Heights. Whether it's a leisurely day at Manly Beach or a quick ferry ride from Manly Wharf, your options for relaxation or adventure are endless.

RATES/SIZE: Levies (including water rates) Approx \$873 p/q Council rates: Approx \$404.00 p/q
Size: Internal + Balcony Approx 54 sqm

ABOUT THE AREA
Local Transport:- Buses to city CBD, Chatswood, Westfield Warringah Mall and Manly
Shopping & Dining:- 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 OWNER LOVES- The floor-to-ceiling windows not only bring the outside in but also frame the most picturesque views of the district stretching towards the ocean.

- Positioned at the rear of this boutique block, the apartment offers a wonderful sense of seclusion and quiet that's incredibly peaceful, away from street noise, a perfect sanctuary after a busy day.
- The east-facing balcony is the perfect space for gazing at the view and soaking in the morning sun.

Company Title
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