

8 Pickworth Avenue, Balgowlah, NSW 2093

Cunninghams

Duplex/Semi-detached For Sale

Tuesday, 9 April 2024

8 Pickworth Avenue, Balgowlah, NSW 2093

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Duplex/Semi-detached



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Auction Guide \$2,200,000

FIND. Brimming with character and charm, this delightful double-brick semi-detached home is ideally located in a well-connected cul-de-sac, providing a range of lifestyle choices at your doorstep. This charming residence effortlessly merges traditional elegance with contemporary style across its two bedrooms and single bathroom. Featuring a practically transformed attic space, sunny courtyard with spa, and located across the road from Balgowlah Oval and golf course, this home offers the best in low maintenance Northern Beaches living. LOVE. The period features dotted throughout this character home have been expertly maintained. The master bedroom, adorned with ornate ceilings, leadlight windows, and a built-in robe, offers a peaceful retreat. Down the hall, high skirtings and detailed woodwork guide you to a cosy living room with a working gas fireplace, perfect for intimate gatherings. A separate dining room adjoining the modern family kitchen equipped with a servery window, ensure seamless hosting, while the European style laundry adds practicality.- Two bedrooms, master with built in robe and a lovely outlook to Balgowlah Oval and golf course.- Upon entry, the spiral staircase leads to a multi-purpose attic room and vast storage areas.- Skylights illuminate the attic, ideal for a creative studio, music room, or study.- Expansive under-roof storage room accessible via the spiral staircase.- Tranquil courtyard with travertine tiles, built-in spa, and multiple relaxation zones.- Handy outdoor shed for additional storage.- Bosch oven and Miele dishwasher in the kitchen overlooking a quaint side garden.- Leadlight windows throughout, enhancing the home's character.- Off street parking for added convenience.LIVE. Situated opposite Balgowlah Oval and golf course, this home offers a lifestyle of connection and ease. Enjoy peaceful living in a quiet cul-de-sac, with the convenience of city buses and the vibrant Balgowlah Village just a short stroll away. Whether you're an executive, downsizer, or a young family, this idyllic haven offers a functional floorplan flowing to an easy-care courtyard with spa that makes entertaining a breeze, all within minutes to easy transport links to the CBD or Manly. Embrace a blend of secluded tranquillity and urban accessibility in this charming Balgowlah residence.RATES/SIZE:Water rates: Approx \$254 pqCouncil rates: Approx \$576.10 pqSize: Approx 240.3 sqmABOUT THE AREALocal Transport:- Buses to city CBD, Westfield Warringah Mall and surrounds; Manly Wharf ferries to Circular QuayShopping:- Fairlight shops and The Butchers cafe, Stockland Balgowlah shopping centre; Manly Corso and Wharf shops and restaurantsSchools:- Balgowlah Heights Primary School- St Cecilia's Primary School- Northern Beaches Secondary Mackellar Campus- Northern Beaches Balgowlah Boys CampusWHAT THE OWNER LOVES:- We love the location, just steps away from Balgowlah Oval and the golf course – perfect for morning exercise and weekend golf.- The low maintenance courtyard of this home offers a sunny place to sit and read a book, space for dining or entertainment and a spa for the ultimate in relaxation. - The character features of this home make it unique and charming, and the leadlight windows dotted along the side of the home add elegance to every room.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.