

**9/447-449 Sydney Road, Balgowlah, NSW 2093**

**Cunninghams**

**Sold Apartment**

Friday, 25 August 2023

9/447-449 Sydney Road, Balgowlah, NSW 2093

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Jacob Beton  
0487597062



Anita Wildash  
0411147796

**\$1,100,000**

Auction: Saturday 16th September  
FIND. Given its convenient location just moments from Balgowlah village, this spacious two-bedroom apartment is unexpectedly quiet and peaceful. Positioned for quick and easy access to a wide range of lifestyle amenities, this immaculate abode is conveniently close to Manly, offers swift access to the city, and is within walking distance of village shops, eateries and harbour beaches.  
LOVE. With a peaceful position to the rear of the block, the interiors feel quiet and private. Very likely to be attractive to professionals, first-time buyers and investors, this apartment is beautifully presented and comfortably appointed.  
- First floor of immaculate security building- A spacious, free-flowing living and dining zone is at the heart of this home, with plenty of space for a dining setting - Living flows outwards to meet a generous balcony that offers private space to relax or enjoy an alfresco meal- Well-appointed kitchen with gas cooking, stone counters, a dishwasher and adjoining laundry room with storage cupboards- Master bedroom with built-in wardrobes and balcony access- Generous second bedroom with built-in wardrobes- Chic shower bathroom with rainfall shower and frameless glass- Secure car space  
LIVE. This ultra-convenient location puts transport and shopping options at your fingertips. Seaforth and Balgowlah villages are both within easy walking distance, so you can enjoy quick access to a dynamic selection of local shops, cafes and restaurants. With bus stops just 150 metres from the front door, you can easily jump on an express bus service to the city. Grab supplies from nearby Stockland shopping centre, or take a walk along the stunning trails that hug the harbour and will lead you to the Spit or into Manly.

RATES  
Water rates: Approx. \$173.29 pq  
Council rates: Approx. \$403.90 pq  
Strata rates: Approx. \$1,488 pq  
SIZE  
Internal Approx. 103 sqm  
Parking Approx. 15 sqm  
ABOUT THE AREA  
Local 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:- Balgowlah Heights Primary School- Manly West Primary School- St. Cecilia's Catholic Primary;- Balgowlah Boys High School- Mackellar Girls High School- St Paul's College Manly  
WHAT THE OWNER LOVES:- This is an ideal for location if you don't want to drive everywhere. Most things you need are nearby- It's so easy to commute to the city from here, with regular bus services that pass outside the block.- Balgowlah definitely hits the sweet spot in terms of being close to beaches, shops, the harbour, Manly and the city.  
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.