

9/74 Wanganella Street, Balgowlah, NSW 2093



Unit For Sale

Friday, 26 April 2024

9/74 Wanganella Street, Balgowlah, NSW 2093

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Unit



Troy McKinstry
0294510044



Ivan Macolino
0294510044

Auction Guide: \$950,000

Nestled at the rear of a boutique block, this elegantly renovated top floor residence offers bright and breezy interiors and captures elevated district views. One of only nine apartments in a well-maintained security block, this sophisticated investment is ideally located just metres to express buses and local shops. Spacious open plan living and dining flows to the balcony with a due north aspect; the kitchen is immaculate with top and bottom cabinetry, compact integrated Smeg dishwasher and quality gas cooking. Well-appointed throughout with timber flooring, two generous bedrooms with mirrored built-in wardrobes, as well as a designer bathroom with walk in shower and stone vanity, it features windows on three sides. Its esteemed address is just a short stroll to Balgowlah village with easy access to the CBD, Manly and Warringah Mall. Finished with internal laundry facilities and carport, this exceptional home represents a solid investment, first home or quality executive retreat. * Renovated open plan layout with living, dining and spacious kitchen* Breakfast balcony with due north facing elevated district views* Top floor position in a well-maintained security block of nine apartments* Designer kitchen with stone benchtops, Smeg dishwasher, gas cooking* Two spacious bedrooms with mirrored built-in robes and ceiling fans* Glamorous bathroom fully tiled with rainwater shower and quality fixtures* Covered carport on the ground floor, adjacent to Ralston Street playground * Savvy investment, move in ready with timber floors, intercom and laundry facilities* 800m (approx.) to Stockland Balgowlah, 2.6km to Manly and 3.7km to Warringah Mall* 300m (approx.) stroll to express Chatswood and Wynyard bus stop for an effortless commuteStrata levies: \$948.47 per quarterCouncil rates: \$403.97 per quarterWater rates: \$171.41 per quarterRental assessment: \$750 - \$800 per week * Agent InterestAll information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries.