

**10 Condamine Street, Balgowlah Heights, NSW,
2093**



House For Sale

Wednesday, 11 September 2024

10 Condamine Street, Balgowlah Heights, NSW, 2093

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House

Charming Haven with a Modern Flair in Prime Harbourside Setting

Welcome to a home where timeless charm meets modern-day family living. Set in a premier blue-ribbon address, this full brick, single-level residence perfectly balances character and contemporary appeal.

This light-filled home rests on a level block, 500m to North Harbour Reserve. Nestled in complete peace and privacy amidst picture gardens, the beautifully proportioned interiors feature formal and informal living areas.

Complemented by hardwood floors and freshly carpeted bedrooms, high ceilings, timber paned windows and French doors that connect indoor living to a north-facing front deck. The rear of the house opens to a paved alfresco area, flexible teen retreat, entertaining space or home office and a child-friendly level lawn.

Originally a four-bedroom layout, now reimagined into three spacious bedrooms, including two master suites; this home offers both flexibility and comfort. Enjoy the cozy lounge with a combustion fireplace and the open-plan kitchen/dining area.

It's positioned 600m to the regarded Balgowlah Heights Public School, 1km to Tania Park and Clontarf Reserve, plus close proximity to Stocklands and City/Manly buses.

- Instantly captures your heart with its lovely street frontage and gardens
- Solid double brick ensures the home is cool in summer and warm in winter
- Formal lounge with combustion fireplace interconnecting rumpus room/study
- Stone-finished kitchen with gas cooktop and heated flooring, casual dining
- Three bedrooms, with two master retreats with wardrobes, with the option of restoring back to a fourth bedroom if required.
- Newly renovated bathrooms
- 2nd master with ensuite and rear deck access
- East-facing yard, paved alfresco space with retractable umbrella, level lawn
- Garden retreat, perfect for teens, or convert into a gym/sauna/spa, office or Granny flat (STCA)
- Carport, driveway parking, workshop, newly renovated bathrooms, laundry with storage
- Potential to extend and add a second level in the future if desired (STCA)
- 500m to Forty Beans Cafe and 1km to the local IGA supermarket
- Swim at Forty Baskets harbour pool, Reef Beach, Clontarf or Surf iconic North Steyne