

**34 Kitchener Street, Balgowlah, NSW 2093**



**House For Sale**

Friday, 1 March 2024

**34 Kitchener Street, Balgowlah, NSW 2093**

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 556 m2**

**Type: House**



Angus White



Michelle Leyshon  
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## **Auction - If Not Sold Prior**

Space, light and a relaxed sense of style deliver a welcoming ambience to this serene family home backing onto a picturesque natural reserve. Freshly schemed throughout, the functional split-level design is ideal for young families, with separate lounge and dining areas, three spacious bedrooms and a North facing entertainer's deck promising a perfect setting for alfresco dining. An unexpectedly deep 556sqm block, enveloped in a lush private garden that's perfect for kids, with a private open outlook and greenery all around. Its conveniently placed, just a short stroll to Manly Dam, Stockland Balgowlah, city/Manly bound buses, and to Aggy's Corner for your morning coffee. DA Approved plans to create your dream home. Available upon request.- Privately set well back from the street behind a fenced front garden- Interiors run under high ceilings enhance light, air-flow and outlook- Bright lounge with air conditioning leads down to dining area - Well-appointed kitchen with meals bar overlooks the rear garden- Entertainers deck with covered alfresco dining space, level lawns - Reserve and tranquil natural water course as backdrop to daily life- Three well-separated bedrooms two fitted with built in wardrobes- Bathroom with bath, separate w/c, laundry.- Lock up garage plus additional secure driveway parking- Enjoy bird song, visiting kookaburras and water dragons