

43 Boyle Street, Balgowlah, NSW 2093

STONE

House For Sale

Sunday, 23 June 2024

43 Boyle Street, Balgowlah, NSW 2093

Bedrooms: 4

Bathrooms: 2

Parkings: 1

Area: 505 m2

Type: House



Candice Cattell
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Auction

An innovative architectural reimagining has transformed this early 1900s bungalow into a wonderfully functional, versatile and luxurious family haven in a highly sought-after quiet leafy central address. Beautifully restored at the front with streamlined contemporary extensions at the rear, it showcases a spectacular open floor living and entertaining zone housed under towering double-height cathedral ceilings that opens via glass bi-fold doors to a sunny entertainers' terrace and private garden sanctuary. Placed on 505.8sqm (approx) with near-level rear lawn and exquisitely landscaped tropical gardens, it is 150m to the Manly West Public School, a three minute stroll to village shopping and eateries at Balgowlah and Stockland and a five minute wander to the beautiful waterside parkland at North Harbour Reserve. - Elaborate stucco rendered façade dressed with a timber-posted verandah - Secure access to a palm-lined boardwalk to the front door and a beach shower- A spectacular glass atrium entrance foyer forms the heart of the home - To the right, there's a lounge room, home office, bathroom and three bedrooms - The bedrooms are spacious and equipped with built-ins, two open to the verandah- Extensive living space with Jetmaster gas log fireplace and cathedral ceilings - Seamless flow to a private sunny entertainers' terrace and private rear garden- Large dining room plus a study alcove with plenty of built-in storage space - CaesarStone and gas island kitchen, wall/microwave ovens, dishwasher and pantry- Parent's retreat with walk-through robe, mezzanine home office and full ensuite - Stylish contemporary bathrooms, the ensuite has skylights and a standalone bath - High rosette ceilings, ornate fireplaces, timber floors, sash and louvred windows - Air conditioning in the living area and main bedroom plus gas heating outlets- Near-level rear lawn with a fire-pit area is fully fenced and screened by bamboo- Short stroll to parks and buses to Manly Wharf and Beach as well as the city- Three minute stroll to eateries, shops and Coles, nine minute walk to B-Line buses- Carport, gardens sheds, separate workshop, studio or storeroom Council rates: \$2,781pa approx Water rates: \$686pa approx