

43 Water Reserve Road, North Balgowlah, NSW 2093

STONE

House For Sale

Thursday, 4 July 2024

43 Water Reserve Road, North Balgowlah, NSW 2093

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Area: 644 m²

Type: House



Chris Lewis

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Auction | Contact Agent

Set against a stunning natural backdrop with an elevated bush-to-coast outlook, this versatile home on a 644sqm block enjoys a peaceful and private position in a family-friendly cul-de-sac and backing onto Condover Reserve and Manly Dam walking trail. Offering a flexible floorplan currently configured as two self-contained levels, the home has plenty of potential to update and add value or knock down and start again to create a dream home. - Currently configured as two self-contained levels, both with two bedrooms, living, kitchen/kitchenette, bathroom and covered deck with bush-to-coast outlook- Large east-facing fenced backyard with stepped timber decking and covered outdoor entertaining pavilion- Double and single carports for three cars plus additional driveway parking; under- house storage- Timber-enclosed covered front outdoor entertaining area - Easy walking distance from North Balgowlah Public School, village shops and express city buses- Within the catchment area for North Balgowlah Primary plus Mackellar Girls' and Balgowlah Boys' high schools

Upper level: - Air-conditioned living area extending out onto covered rear deck with ocean glimpses - Neat and tidy kitchen with dishwasher and adjacent dining with built-in cabinetry- Family bathroom/laundry with corner spa bath and overhead shower plus heated towel rail- Loft with pull-down stairs offering a versatile additional space- Main bedroom with conservatory-style window, built-in robes plus ceiling fan- Separate sunroom with floor-to-ceiling, wall-to-wall windows, ideal as a study or home office- Timber floorboards throughout plus multi-paned windows and French doors

Lower level: - Open plan air-conditioned living/dining with timber-framed glass sliding doors opening to covered deck with leafy outlook- Main bedroom with built-in robes and ceiling fan opening directly onto covered deck- Modern bathroom with freestanding bath and overhead shower