

6 Ethel Street, Balgowlah, NSW 2093

Cunninghams

Sold House

Friday, 5 April 2024

6 Ethel Street, Balgowlah, NSW 2093

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House



Ben Jones

0424277887



Andrew Lutze

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\$3,350,000

Auction Saturday 27 April FIND. A stunning example of 1940s charm blended with a contemporary renovation, has created a light filled spacious family residence with an ideal north facing backyard. Lovely high ceilings, beautiful art deco cornices, elegant sash windows and divine French doors highlight the properties nostalgic link to the past. The upper level is a private 'Parents Retreat' master bedroom space, with an architectural pitched roof loft design and multiple windows which allow in the sun and glorious district views with water glimpses. A spacious walk-in robe and chic ensuite are also an added benefit. Stroll along tree lined streets to either Seaforth or Balgowlah Heights Villages for a morning coffee at one of the popular cafes. LOVE. Additional renovation or a complete reimagining of the property (STCA) has the potential to craft your forever family home, in a sought-after Northern Beaches location offering a lifestyle with the waterfront just 1km away. The vibrant lifestyle, shopping and café hubs of Seaforth, Balgowlah, Fairlight and Manly are all close by, providing unlimited choice of everything on offer. - Double brick 1940s home on a large 518.50 sqm north to rear level block, with a flexible floorplan that can be interpreted to suit your own family situation - Fully renovated interiors that pay homage to the original period features with the addition of a large loft master suite on the upper level - Sunlit north facing level backyard with established gardens and green lawn with lots of space for entertaining and for the kids to play - A beautiful living room with French doors, art deco cornices, high ceilings, sash windows, picture rails, fireplace, gas outlet and lovely polished timber floors that opens onto a light filled north facing sunroom, that would make the perfect work from home space/study with abundant windows looking onto the backyard - Separate living room flowing from the kitchen with period features and timber floors connected to a light filled sunroom living space with a view of and easy access into the backyard - Updated kitchen with stone benchtops, gas cooktop, lots of counter top area and a dishwasher - Modern family bathroom with frameless shower screen and large vanity - Large light filled loft style master suite on the upper level with beautiful district views and water glimpses, a spacious walk-in robe, multiple windows and a sparkling modern ensuite - Two good sized double bedrooms on the lower level positioned at the front of the home both with access onto a multipurpose room looking out toward the front garden through three magnificent arched windows - Spacious external laundry with easy access into the backyard - Lock up garage with a large additional off street parking space LIVE. This home is well positioned to both Seaforth and Balgowlah shopping Villages, moments to Balgowlah RSL and Golf Club and also close by to Stockland Shopping Centre. Quick and easy access onto the Spit makes for a quick trip by car or bus into the Lower North Shore and the city. The Manly ferry provides another iconic transport option and is only a short drive away. Clontarf Beach and the beautiful North Harbour Reserve and walk are both close by and lovely scenic local spots. The buzz of Manly night life and the beachside lifestyle by day creates an amazing area to live in. Coastal walks, bike tracks, numerous golf courses, Manly Dam, beautiful beaches and great local schools including Balgowlah Boys Campus are all in close proximity to this home. RATES/SIZE: Water rates: Approx \$171.41 pq Council rates: Approx \$690.08 pq Size: Approx 518.50sqm ABOUT THE AREA Local Transport:- Buses to city CBD, Chatswood, Westfield Warringah Mall and Manly Shopping & Dining:- Stockland Balgowlah shopping centre and Balgowlah village provide a choice of cafes, shops & restaurants Schools:- Manly West Public School- Balgowlah Boys Campus- Mackellar Girls Campus WHAT THE OWNER LOVES:- The location is amazing and so close to both the City and nearby Village shopping and cafés in Clontarf, Seaforth and Balgowlah. - We love the natural light from the large windows and how the period features have been kept. - The upstairs parents retreat is a lovely space to be in, the way the light comes in through the windows and the view is really special. Disclaimer: Whilst every effort has been made to ensure the accuracy and thoroughness of the information provided to you in our marketing material, we cannot guarantee the accuracy of the information provided by our Vendors, and as such, Cunninghams makes no statement, representation or warranty, and assumes no legal liability in relation to the accuracy of the information provided. Interested parties should conduct their own due diligence in relation to each property they are considering purchasing. All photographs, maps and images are representative only, for marketing purposes.