



28 Curban Street BALGOWLAH HEIGHTS, NSW

3 2 2

### North facing family haven in blue ribbon address

Enjoying a generous 575sqm landholding with a coveted northerly aspect, this original two storey residence is perfect for those seeking a relaxed, family-friendly environment. The superbly quiet full brick home boasts a desirable blue ribbon location.

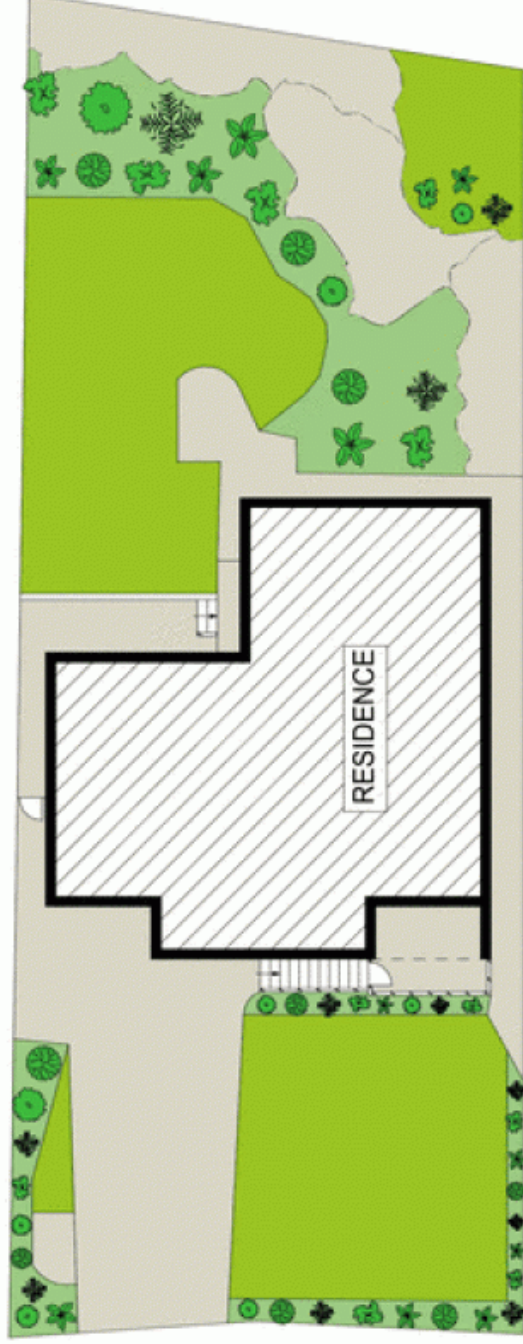
- Walking distance to Tania Park and North Harbour Reserve
- Easy access to Forty Baskets Beach, great schools and Manly
- L-shaped living and dining area, well proportioned bedrooms
- Private outdoor areas and established native gardens
- Fully fenced rear yard and lawns at both the front and rear
- Liveable as is with ample scope to modernise if desired
- Add an extra level (STCA) to capture spectacular views
- Option to create fourth bedroom or workshop on lower storey

**Price:** Price guide over \$1,000,000



**Phillip Wright**

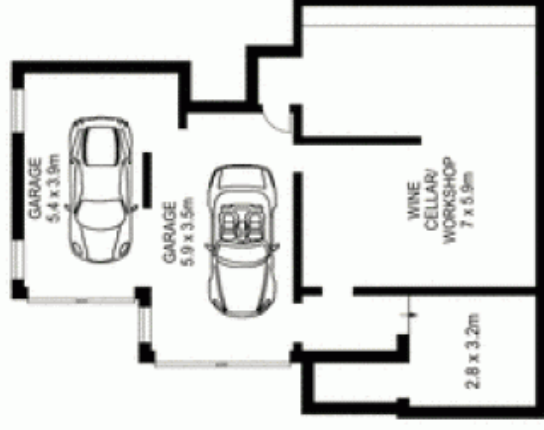
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SITE PLAN (NOT TO SCALE)



ENTRY LEVEL



GROUND LEVEL



Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

