

16 Abbott Street BALGOWLAH HEIGHTS, NSW

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### Luxurious family offering of space and exclusivity

Showcasing high end designer finishes and a substantial layout in a blue ribbon address, this architect designed family residence is just four years old. The upper level commands magnificent 360 degree views from Middle Harbour to Manly and the cityscape.

- Contemporary interiors and an Art Deco inspired facade
- Open plan lounge/dining and several additional living areas
- Bi-folds reveal north facing entertaining spaces at the rear
- Solar heated pool, cabana, level lawn and covered terrace
- Gas fitted CaesarStone kitchen with soft close drawers
- Large bedrooms with built-ins, chic fully tiled bathrooms
- Master suite boasts private balcony and dressing room area
- Upper retreat offers a unique, extraordinary vantage point

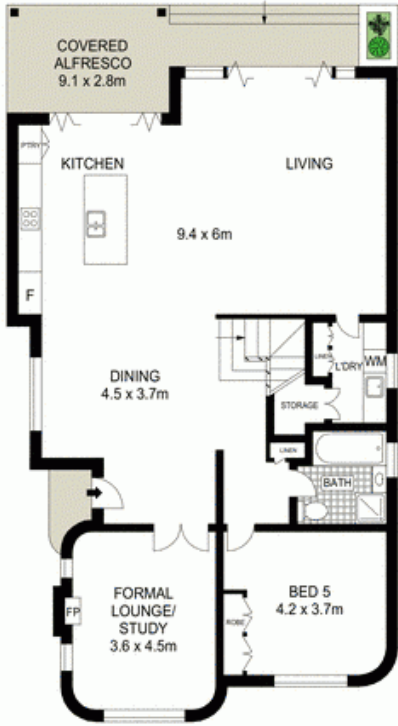
**Price:**

Price guide over \$2,550,000

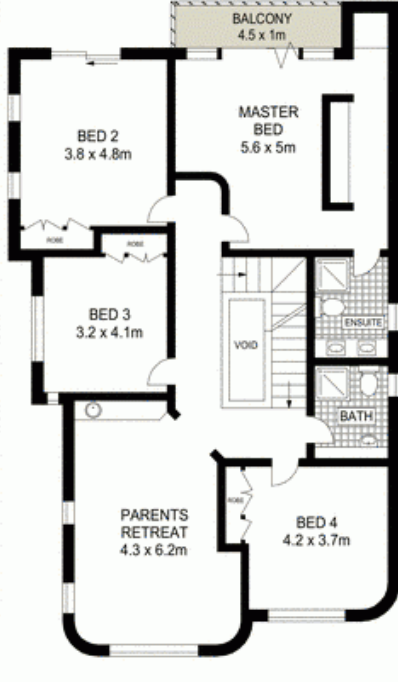


**Phillip Wright**

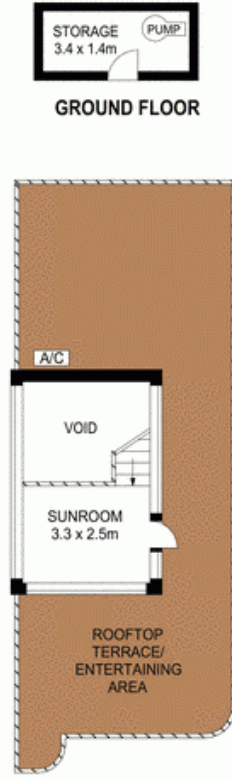
0488 586 860



GROUND FLOOR



FIRST FLOOR



ROOF TOP



SITE PLAN (NOT TO SCALE)



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.

16 Abbott Street, Balgowlah Heights

**McGrath**