



9/2 Dudley Street BALGOWLAH, NSW



### Generous apartment plus shop and roof terrace

Zoned for both residential and commercial usage, this 335sqm property consists of a two bedroom 104sqm apartment, 99sqm rooftop terrace and 30sqm shop, all on the one title. The private and secure full brick complex provides direct access to city buses.

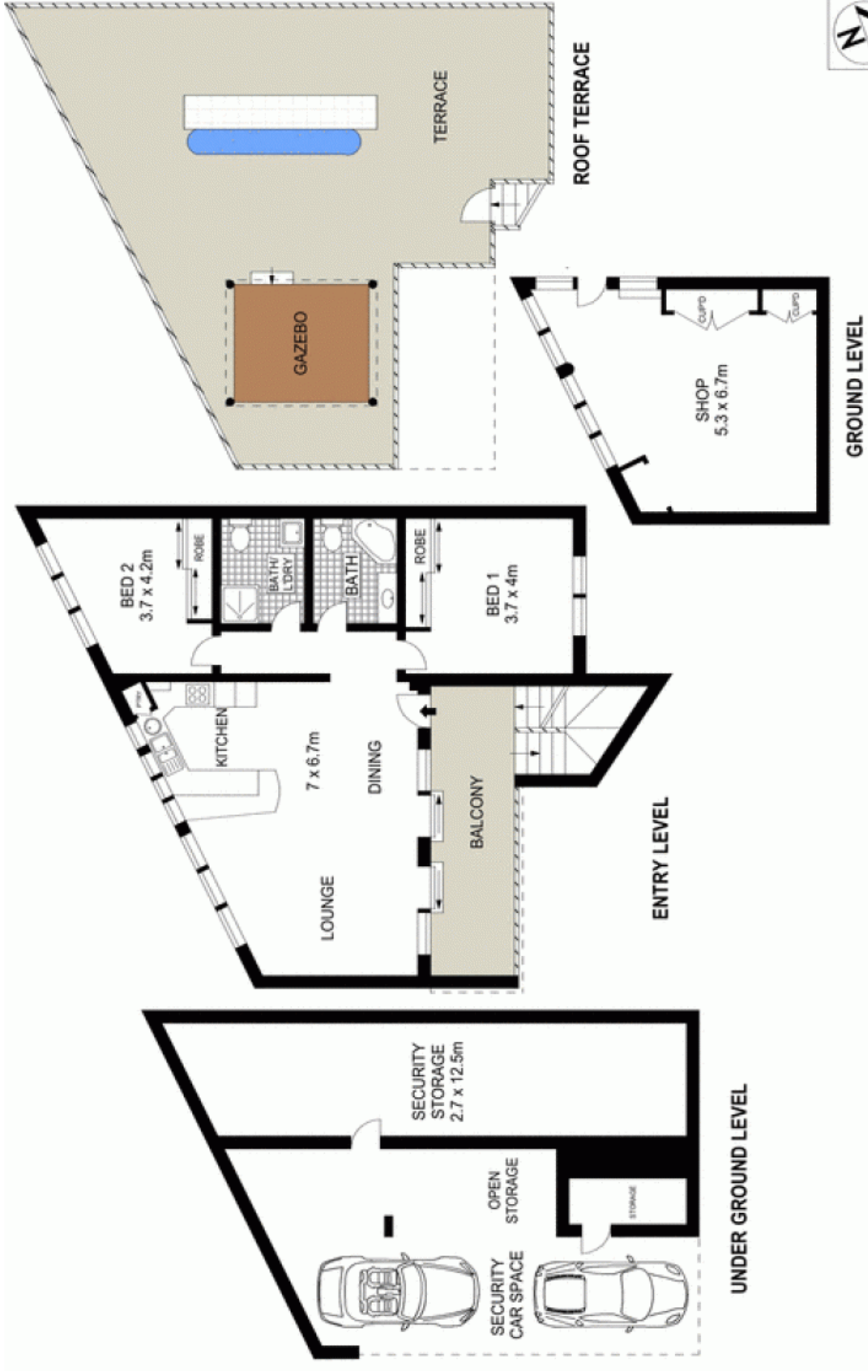
- Combined potential rental from unit and shop is \$3,600+p/m
- Living flows to balcony overlooking Balgowlah Golf Course
- Sunlit rooftop terrace boasts leafy district views
- Water feature and cabana are optional terrace inclusions
- Modern breakfast bar gas kitchen with quality fixtures
- Large bedrooms offer plantation shutters and built-ins
- Air conditioning and video intercom security featured
- Secure tandem parking plus two substantial storerooms

**Price:**

Price guide over \$600,000

**Stone Manly**

02 8962 2200



9/2 Dudley Street, Balgowlah

**McGrath**