



69 West Street BALGOWLAH, NSW

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Exquisite Federation set amid sunlit level lawns

Exquisite period detailing and modern enhancements meet in perfect harmony throughout the grand proportions of this immaculate Federation residence. Placed on an impressive 683sqm near level garden setting, it is quiet, leafy and central to everything.

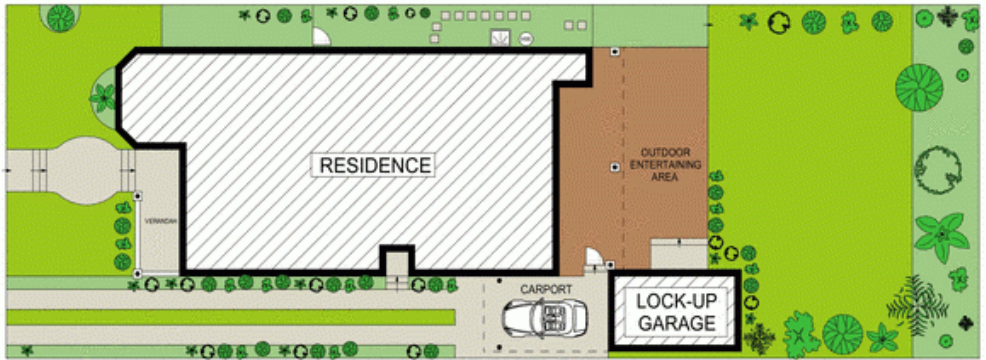
- Two generous living spaces provide option for fourth bedroom
- Ormate tuck pointed brick facade with timber posted verandah
- 3.3m sculpted ceilings, cast iron fireplaces, timber floors
- Dining and casual living area flow to deck via French doors
- Sweeping deck merges with private sunlit level rear lawns
- CaesarStone island kitchen with quality European appliances
- Double bedrooms with built-ins, vintage bathroom, guest w/c
- Scope to reveal ocean views via a first floor addition (STCA)

Price:

Price guide over \$1,500,000

Stone Manly

02 8962 2200



SITE PLAN (NOT TO SCALE)



GROUND FLOOR



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.



69 West Street, Balgowlah

McGrath