

11 Fisher Street Balgowlah Heights, NSW 5 3 2

### The lap of luxury

Combining the brilliance of Luigi Rosselli architect design with bespoke designer finishes in an exquisitely landscaped resort-like setting, this extraordinary residence has left nothing undone in pursuit of providing the ultimate in luxurious liveability and spectacular indoor/outdoor entertaining. Placed on a near level 803sqm parcel with a 25m heated pool, its exclusive address is only footsteps from the picturesque Tania Park and a short stroll to Forty Baskets Beach.

**Price:** Contact Agent  
**Council Rates:** \$623.50 p/q  
**Water Rates:** \$144.11 p/q



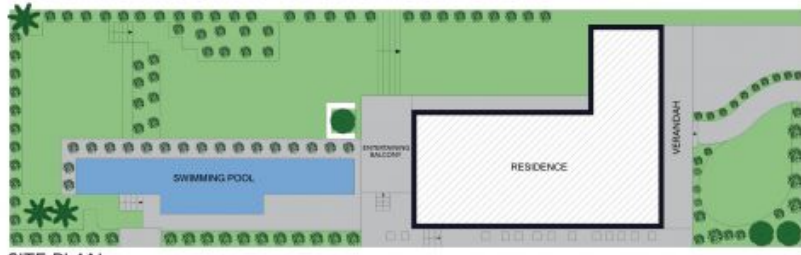
**Phillip Wright**

0488 586 860



**Chris Lewis**

0431 179 861



SITE PLAN



FIRST FLOOR

LOWER LEVEL

GROUND FLOOR

Internal Living: 300 sqm approx  
 External Living: 51 sqm approx  
 Total Living Area: 351 sqm approx

The site plan and floor plan are not to scale, measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries. All other information provided has been collected from reliable sources but cannot be guaranteed for accuracy.



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FIRST FLOOR

LOWER LEVEL

GROUND FLOOR

Internal Living: 200 sqm approx.  
 External Living: 35 sqm approx.  
 Total Living Area: 351 sqm approx.

The floor plan is not to scale, measurements are indicative and in metres. All features included in this 2D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.



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