



6 Hogan Street Balgowlah Heights, NSW



### Scaling new heights of sophistication and luxury

Architecturally designed to optimise seamless indoor/outdoor living and entertaining, this impressive family home scales new heights of luxury and sophistication. Spanning over two levels, the home's flawless interiors and versatile floorplan encompass expansive open plan living with soaring double-height ceilings and the luxury of a whole-floor parent's retreat.

- Caesarstone entertainers' kitchen with huge centre island and induction cooking
- Expansive covered entertaining deck with lighting and integrated speakers
- Open plan living/dining with cosy fireplace, flowing onto covered deck
- Heated resort-style swimming pool with spa and adjacent lush level lawn
- Three generous downstairs bedrooms with built-in robes and plantation shutters
- Integrated ceiling speaker and ducted heating/cooling throughout
- Whole-floor parents retreat with home office, walk in robe and luxe ensuite
- Remote garage with storage and direct internal access plus driveway parking

**Price:** \$4,812,500  
**Council Rates:** \$680.90 p/q  
**Water Rates:** \$150.99 p/q



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Balgowlah Heights



Ground Floor



First Floor

Internal Living: 254 sqm  
External Living: 57 sqm  
Total Living Area: 311 sqm



The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D 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.



Site Plan



Ground Floor



First Floor

Internal Living: 254 sqm  
External Living: 57 sqm  
Total Living Area: 311 sqm



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.