



37 Lower Beach Street Balgowlah, NSW



Versatile sanctuary with views and direct park access

Quietly tucked away at the end of a cul de sac with back gate park access and views across Manly Cove to Eastern Hill, this contemporary family entertainer offers an ideal setting for relaxed coastal living. Offering all the advantages of single-level living, this versatile home comes with the potential to generate additional income via a separate generous space with private entrance.

Price: \$3,600,000

Council Rates: \$661.20 p/q

Water Rates: \$150.99 p/q



Aimee Atkins

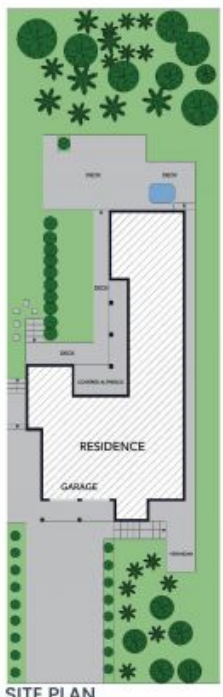
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37 Lower Beach Street
Balgowlah



SITE PLAN



GROUND LEVEL



UNDER LEVEL

Internal Living: 232 sqm
External Living: 67 sqm
Total Living Area: 299 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.

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