



3 Warringah Street North Balgowlah, NSW

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### Near new character filled home in amazing lifestyle location!

Positioned within North Balgowlah's highly prized 'golden triangle' in a peaceful bushland pocket close to Manly Dam, this dual level, recently built "Classic Country Cottage" offers a bright and spacious retreat with a versatile floorplan and multiple easy-flow indoor/outdoor spaces for year 'round family living and entertaining in one of the Beaches' best-loved suburbs.

**Price:** Deposit taken

**Available Date:** 02/07/2022



**Sarah Cass**

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3 Warringah Street  
North Balgowlah



First Floor



Ground Floor



Site Plan

Internal Living: 314 sqm  
External Living: 70 sqm  
Total Living Area: 380 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.

3 Warringah Street  
North Balgowlah



First Floor



Ground Floor

Internal Living: 314 sqm  
External Living: 70 sqm  
Total Living Area: 384 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.