



41 Curban Street Balgowlah Heights, NSW

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### Luxury family living at its best

Superbly appointed and finished, this spectacular brand-new home could be lifted straight from the pages of a magazine. Designed to perfectly cater to the modern family's every possible desire, this stunning home features the latest in home technology, spacious bedrooms, multiple super-comfortable living spaces and an entertainers' kitchen, with flawless open-plan living and outdoor entertaining soaked in sunlight, courtesy of the ideal rear-to-north aspect.

**Price:** \$4,750,000

**Council Rates:** \$689.00 p/q

**Water Rates:** \$149.00 p/q



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41 Curban St  
Balgowlah Heights

STONE



1ST Level

Ground Level

Internal Living: 216 sqm  
External Living: 30 sqm  
Total Living Area: 246 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.

41 Curban St  
Balgowlah Heights



Ground Level



1ST Level



SITE PLAN

Internal Living: 216 sqm  
External Living: 30 sqm  
Total Living Area: 246 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.