



2/81 Boyle Street Balgowlah, NSW



Two bedroom plus sunroom with private garden

This boutique upper duplex is bright and airy, infused with c1930's character and recently refurbished. It boasts a separate fully enclosed entertainers' courtyard, level lawn and tropical gardens. Superbly located, it is footsteps to Manly West Public School and cafes, 300m to Manly Vale supermarkets and a five-minute stroll to Stockland Village and B-Line city buses.

You'll love

- Elegant rendered facade, full brick and concertante slab construction
- Bright open living room with display brick fireplaces and gas heating outlets
- High patterned ceilings, picture rails, timber flooring and plantation shutters
- Separate dining room with views
- Sleek Caesarstone kitchens with gas cooktops and stainless steel dishwashers
- Spacious bedrooms with built-ins, ultra-modern bathroom
- Private external laundry

Price: \$900 per week
Bond: \$3,600
Available Date: 03/11/2022



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81 Boyle Street
Balgowlah



Site Plan



Upper Level



Ground Level



(NOT IN POSITION)



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.



Upper Level



Ground Level



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.