



1 Waratah Street Balgowlah, NSW

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## Classic California bungalow meets easy modern style

A seamless fusion of timeless character and contemporary comfort, this charming family home has been renovated and extended to offer all the conveniences of modern life enhanced by beautifully-preserved original period detail. The contemporary addition delivers open concept family living to connect interiors to the spacious sunny backyard complete with generous covered deck with district views, in-ground pool and terraced level lawns together with low maintenance gardens for relaxed family living and entertaining.

- Graced with gorgeous period features including high patterned ceilings, picture rails, and -stunning leadlight windows and doors; sandstone foundations and shingle-skirted bay windows
- Contemporary Caesarstone kitchen with freestanding Ilve enamelled double oven and seven-burner gas cooktop
- Casual living and dining adjacent to kitchen and flowing out onto generous covered entertaining deck with ceiling fan
- Elegant formal living with leadlight bay window and double leadlight doors

**Price:** Contact Agent  
**Council Rates:** \$821.86 p/q



**Chris Lewis**

0431 179 861



**Chris Elliott**

0410 416 066





Internal Living: 160 sqm  
External Living: 46 sqm  
Total Living Area: 206 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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Balgowlah



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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.