

8 Scales Parade Balgowlah Heights, NSW

5 3 2

### Modern coastal family haven designed to perfection

Transformed in 2014 by award winning architect Eva Marie Prineas into a spacious and inviting home with a crisp contemporary aesthetic, this beautiful family home epitomises luxe coastal living. Expansive light-filled living spaces provide a stunning focal point for family gatherings and entertaining, while also affording the flexibility and robustness required to cater to the ever-evolving needs of family life. Clever, considered design delivers seamless connection between indoors and out for all-seasons living, with neutral tones and natural materials creating a warm and restful haven for all the family to enjoy.

**Price:** Auction Guide \$4,700,000  
**Council Rates:** \$873.00 p/q  
**Water Rates:** \$158.00 p/q



**Maria Cassarino**  
0411 818 093



**Lauren Sudol**  
0438 138 675

8 Scales Parade  
Balgowlah Heights



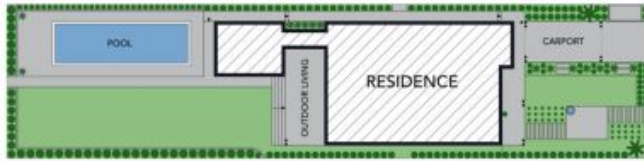
Internal Living: 261 sqm  
External Living: 83 sqm  
Total Living Area: 344 sqm



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.

8 Scales Parade  
Balgowlah Heights

STONE



SITE PLAN



1ST LEVEL



GROUND LEVEL

Internal Living: 261 sqm  
External Living: 83 sqm  
Total Living Area: 344 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.