



145 Balgowlah Road Balgowlah, NSW

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Refined elegance and supreme convenience

A masterclass in architectural artistry, designer interior styling, and professional landscape garden design has transformed this early 1900's bungalow into a haven of luxurious liveability. Transcending from an enhanced character home at the front to an expansive glass embraced pavilion-style entertaining zone at the rear, it flows seamlessly to central and rear decks with a spectacular covered cabana and sparkling heated pool. Placed on exquisitely landscaped near level gardens, it is footsteps to Manly West Public School and transport plus a short stroll to Stockland Village and B-Line city buses.

- Sweeping living space flows via stacked glass sliders to rear deck
- Large dining room opens via glass French doors to central deck
- Sophisticated kitchen with CaesarStone breakfast/cocktail island
- Marble splashbacks, Billi tap with sparkling, filtered and hot water
- Gas cooktop, wall plus microwave/steam oven and dishwasher
- Ample double bedrooms with built-in wardrobes and ceiling fans
- Main bedroom with large north sunroom/office and ensuite

Price: \$3,800,000
Council Rates: \$2,409.00/year (approx)
Water Rates: \$760.00/year (approx)



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SITE PLAN



Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries. www.visionphoto.com.au

145 Balgowlah Road, **BALGOWLAH**

APPROX. INTERNAL FLOOR AREA: 144 SQM