



3 Marlee Street North Balgowlah, NSW 3 1 2

Peaceful family haven offering effortless indoor/outdoor living

On first impression this lovely home presents as a charming cottage but on entry reveals itself as a spacious family haven in an appealing leafy setting. With an expansive covered entertaining deck overlooking a huge private garden absolutely tailor-made for relaxed family life, this fabulous family home offers the sought-after indoor/outdoor lifestyle the northern beaches does so well.

- Beautiful Conover Reserve and walking trail to Manly Dam at the end of the street
- Generous covered entertaining deck with ceiling fan, luxe fireplace and overlooking garden
- Open plan air conditioned living and dining with timber-framed glass sliding doors opening to entertaining deck
- Fully-fenced large east-facing backyard with cubby house and swim spa set into additional timber deck
- Contemporary kitchen with dishwasher and breakfast bar
- Separate home office/study; guest powder room

Price: Auction Guide \$2,300,000
Council Rates: \$558.00 p/q
Water Rates: \$282.00 p/q

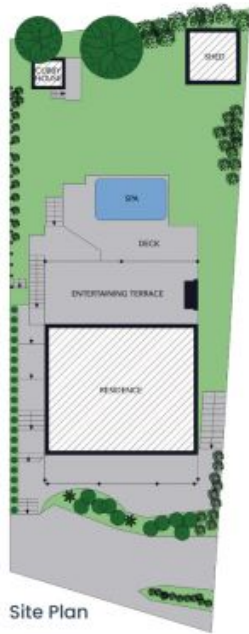


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3 Marlee St
North Balgowlah



Site Plan



Ground Level



Entry Level

Internal Living: 136 sqm
External Living: 90 sqm
Total Living Area: 226 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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STONE



Ground Level



Entry Level

Internal Living: 136 sqm
External Living: 90 sqm
Total Living Area: 226 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.