



Common Garden



2/175 Balgowlah Road Balgowlah, NSW      2      1      1

### Stylishly renovated upper Art Deco duplex

Completely renovated with an elegant contemporary aesthetic set against timeless original Art Deco detail, this stunning upper level duplex offers a charming retreat in a super-convenient location. With modern soundproofing materials utilised throughout, including Soundtite triple glazed laminated windows and solid core internal doors together with the original double brick exterior, the home is incredibly quiet with its tree-framed setting providing private leafy outlooks from every room.

- Generous Caesarstone eat-in kitchen with gas cooktop and dishwasher
- Air-conditioned north-facing living with custom joinery and fireplace
- Modern bathroom with bath and overhead shower
- Underfloor heating in bathroom and bedroom
- Original Art Deco features including high decorative ceilings and fireplace
- Triple-glazed 10.38mm laminated windows in living room and both bedrooms
- Rear door from kitchen direct to garden
- Large fully-fenced shared backyard with level lawn plus garden shed with storage

**Inspect:** Saturday, 4th May 2024 11:00 - 11:30

**Price:** Price Guide \$1,200,000

**Water Rates:** \$173.29 p/q



**Chris Elliott**

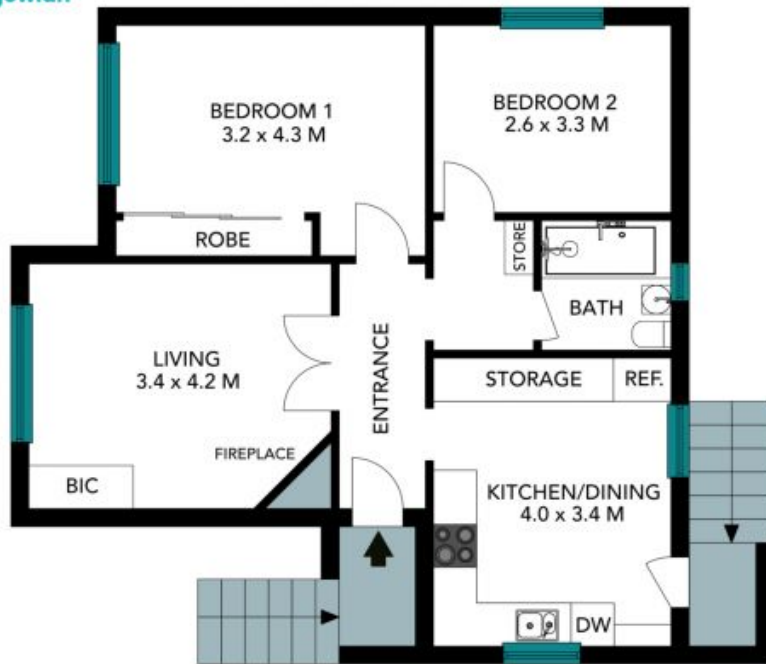
0410 416 066



**Chris Lewis**

0431 179 861

2/175 Balgowlah Rd  
Balgowlah



Internal Living: 72 sqm  
External Living: 8 sqm  
Total Living Area: 80 sqm



The floor plan is not to scale, measurements are indicative and in metres. Exterior elements are not in position. 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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