



91 Beatrice Street Balgowlah Heights, NSW

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### Traditional elegance set against spellbinding Middle Harbour views

An elegant fusion of traditional charm and contemporary comfort flows from room to room in this impeccable home that has been sensitively renovated and extended with sought-after family functionality front-of-mind. Beautifully spacious, bathed in abundant natural light and boasting breathtaking views, this stunning home offers the ultimate in luxury family living and entertaining in a prestigious Heights setting.

- Superb indoor/outdoor connectivity with generous living and entertaining spaces upstairs and down
- Spacious classic entertainers' kitchen with freestanding oven and gas cooktop as well as induction cooking
- Versatile floorplan offering five potential bedrooms with downstairs guest suite including ensuite
- Luxe parents' retreat with walk-thru robe, oversized ensuite with separate bath and shower plus adjoining living area with outdoor terrace

**Price:** Leased  
**Bond:** \$12,400  
**Available Date:** 30/03/2024



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Balgowlah Heights



Internal Living: 278 sqm  
External Living: 63 sqm  
Total Living Area: 341 sqm

Ground Level

1st Level



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.

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