



30A Kitchener Street Balgowlah, NSW

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### Family sized home with rear to north aspect

Bright, modern interiors and a practical floorplan that flows out onto a covered entertainers' terrace overlooking the north facing garden with private leafy outlook, make this spacious property a must see. Super convenient, the location is hard to beat with easy access to cafes, shopping, beaches and buses, as well as being in the catchment for Manly West Public School.

- Torrens Title home with generous internal proportions and fabulous alfresco areas
- Entertainers' Caesarstone kitchen with centre island and Bosch gas cooking
- Open plan kitchen/dining extending out onto sunny entertaining terrace
- Two separate living spaces offering versatility plus ducted a/c throughout
- Private garden with leafy reserve outlook and level child-friendly lawn
- Master with private balcony, built-in robes and ensuite with heated floors and towel rail
- Two additional generous bedrooms with built-in robes plus fourth bed/study
- Luxe family bathroom with Caesarstone vanity, heated floors, towel rail and separate bath and shower

Inspect:

Price: For Sale \$2,200,000 - \$2,300,000



Eddy Piddington

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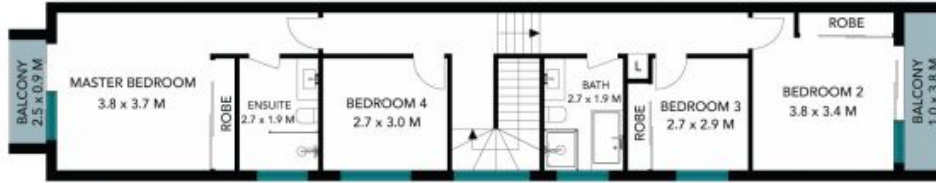


Lachlan Phillips

0481 007 320



Site Plan



First Floor



Ground Floor



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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Balgowlah



First Floor



Ground Floor



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