



1 Waratah Street Balgowlah, NSW



### Classic California bungalow meets easy modern style

A seamless blend of timeless character and contemporary comfort, this charming family home has been renovated and extended to offer all the conveniences of modern life, enhanced by beautifully preserved original period details. This modern residence features an open-concept family living, seamlessly connecting the interior to a spacious, sunny backyard. Enjoy a generous covered deck, an in-ground pool, and terraced level lawns, along with low-maintenance gardens, ideal for relaxed family living and entertaining.

**Price:** Leased  
**Bond:** \$9,400  
**Available Date:** 27/07/2024



**Alicia Sudol**

0459 996 944



**Sarah Cass**

0478 086 411



Internal Living: 160 sqm  
External Living: 46 sqm  
Total Living Area: 206 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.

1 Waratah ST  
Balgowlah

STONE



GROUND FLOOR

LOWER GROUND FLOOR

Internal Living: 160 sqm  
External Living: 46 sqm  
Total Living Area: 206 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.