



43 Bangaroo Street North Balgowlah, NSW

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### Exceptional private family retreat with separate granny flat

Relaxed coastal luxury meets effortless functionality in this expansive near-new family retreat that offers the added versatility of a separate 2-bedroom self-contained granny flat to accommodate extended family and guests, as well as the potential to generate additional income. Set on a large 879sqm parcel and completed just five years ago with a considered design that embraces the essence of easy Beaches living, this beautifully appointed home delivers a well-balanced fusion of comfort and scale with generous proportions and a highly practical, modern floorplan that makes everyday family living and entertaining a breeze.

**Price:** Auction Guide: \$4,000,000 - unless sold prior  
**Council Rates:** \$827.40 p/q  
**Water Rates:** \$299.86 p/q

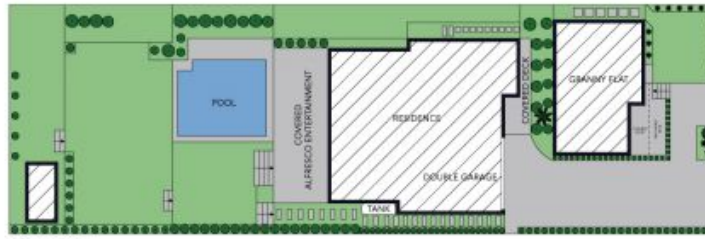


**Louise Ashdown**  
0414 764 108



**Chris Elliott**  
0410 416 066

43 Bangaroo Street  
North Balgowlah



Site Plan



Upper Level



Lower Level



Granny Flat



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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Upper Level



Lower Level



Granny Flat



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.