



9 Dobroyd Road Balgowlah Heights, NSW



Sun-washed family entertainer in a prime location

Move straight into this stylish dual-level residence and experience a rare and inspiring family sanctuary that ticks all the boxes. Perfectly poised on the high side of the street to capture the northern sun and sea breezes as well as panoramic leafy vistas, the dual-level residence showcases three generous living spaces, a sleek new stone island kitchen and seamless flow to a sunny north terrace, as well as an entertainers' courtyard framed by beautifully landscaped gardens at the rear. Natural hand-cut bluestone walls flow cohesively from the striking front fence pillars to the warm textured internal fireplace and rear dry stone landscape walls, creating a signature architectural feature throughout the home. Set on 626sqm with private near-level rear lawn and a sparkling in-ground pool, its tranquil family-friendly setting is footsteps from a trendy caf?, a short stroll to city buses, Balgowlah Heights Public School and the enchanting Tania Park, and moments from secluded harbour beaches, village shopping, and Manly's beaches, festive eateries and nightlife.

Inspect: Wednesday, 21st October 2026 10:30 - 11:00
Wednesday, 21st October 2026 2:30 - 3:00

Auction: 28/10/2026 06:00 pm

Price: Auction
Council Rates: \$922.47 p/q
Water Rates: \$210.90 p/q



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Basement



1st Level



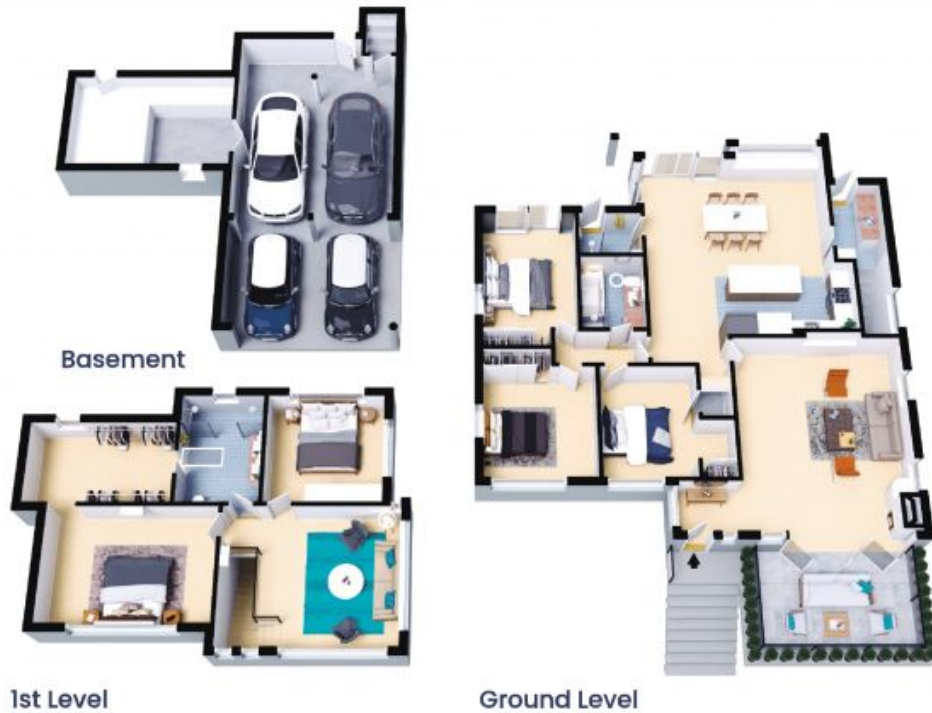
Ground Level



Site Plan

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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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.