



9 Tottenham Street North Balgowlah, NSW



Refined architectural style and effortless liveability

A masterclass in understated luxury, this exceptional architect-designed home brings together clean fluid lines, abundant natural light and considered functionality to create a deeply welcoming home of refined style and easy indoor/outdoor liveability. Soaring ceilings, exposed beams, expansive windows and a restrained palette of natural materials radiate warmth, light and understated elegance, with passive design principles maintaining a comfortable indoor temperature year 'round. American Oak features prominently throughout, lending warmth and texture to every space, while the cast iron fireplace forms a striking focal point within the open-plan living zone. Outside, sandstone dry-stack walls, established landscaping and level lawns create a private family sanctuary for elevated coastal living in a peaceful, sought-after enclave.

Price: Contact Agent

Council Rates: \$837.90 p/q

Water Rates: \$201.90 p/q



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9 Tottenham Street
North Balgowlah

STONE



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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STONE



Ground Level

Internal Living: 222 sqm
External Living: 14 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.