



21 Worrobil Street North Balgowlah, NSW

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Versatile family living with endless potential

Set on an expansive 670sqm parcel in a peaceful, leafy pocket, this unique property delivers an exceptional lifestyle opportunity as well as plenty of potential, combining a wonderful connection to nature with remarkable flexibility. Architect-designed, the contemporary two-bedroom Australian barn-style home is complemented by a thoughtfully converted separate studio residence/'granny flat' featuring its own living area, kitchenette, bathroom and loft-style upstairs bedroom, and offering endless possibilities as guest accommodation, a private retreat for extended family, home office/studio or as a means of generating additional income. Private and fully enclosed, the level backyard flows directly onto a tranquil council reserve with a meandering creek and cycle path to Manly, creating a tranquil natural extension of the garden and an idyllic setting for families to relax, play and explore.

Inspect:

Saturday, 24th October 2026 11:30 - 12:00

Saturday, 31st October 2026 11:30 - 12:00

Price:

Price Guide: \$2,500,000 - \$2,700,000

Council Rates: \$646.76 p/q

Water Rates: \$120.46 p/q



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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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North Balgowlah



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.