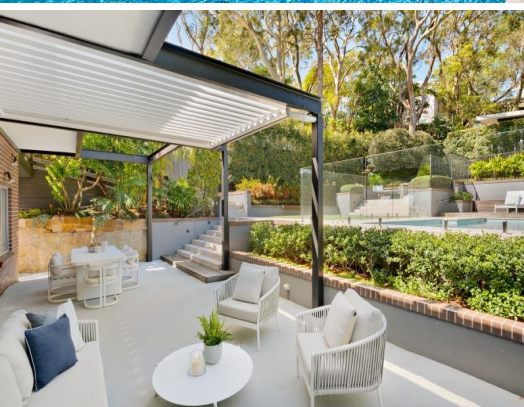


STONE



96 Clontarf Street North Balgowlah, NSW

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Exceptional space and versatility for modern family living

Whether accommodating grandparents, giving adult children greater independence, welcoming long-term guests or creating an additional income stream, this substantial residence offers a level of flexibility that is hard to find. Rather than one large home with everyone sharing the same spaces, the layout creates a collection of distinct living zones where different generations can comfortably establish their own routines, including self-contained accommodation within the main residence and a completely separate contemporary granny flat. When it's time to come together, expansive family spaces connect easily with the outdoors, opening to a substantial all-weather entertaining terrace and a private backyard framed by established greenery with level lawns and a swimming pool at its centre. Offering the flexibility to adapt as family needs change, this incredibly versatile home enjoys a sought-after setting with beaches, transport, village shopping and cafes all within easy reach.

Inspect:

Wednesday, 21st October 2026 10:45 - 11:15
Saturday, 24th October 2026 10:45 - 11:15

Price:

Contact Agent

Council Rates: \$896.20 p/q

Water Rates: \$216.53 p/q



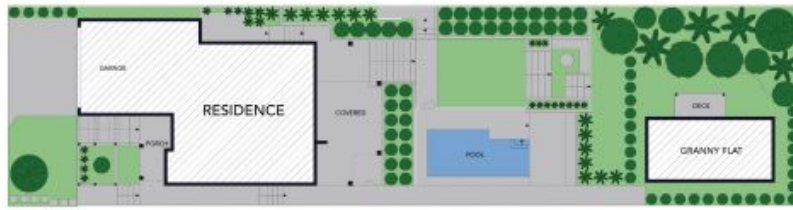
Louise Ashdown

0414 764 108

<https://www.stonerealestate.com.au/8801784>

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96 Clontarf Street
North Balgowlah



Site Plan



Granny Flat



Lower Ground Floor



Ground Floor



1st Floor

Internal Living: 414 sqm
External Living: 94 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.

96 Clontarf Street
North Balgowlah



Lower Ground Floor



Ground Floor



Granny Flat



1st Floor



Internal Living: 414 sqm
External Living: 94 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.