







13 Warringah Street North Balgowlah, NSW

5 3 2

Family perfection in one of North Balgowlah's most-loved pockets

Completely transformed and extended just two years ago, this exceptional family home brings together timeless style and generous proportions with everyday practicality and effortless indoor/outdoor living in one of North Balgowlah's best-loved streets. Unfolding across two beautifully appointed levels, the home blends original character with refined contemporary finishes, featuring expansive light-filled living and dining spaces, a show-stopping classic stone kitchen with oversized island and butler's pantry, and five generous bedrooms including a deluxe master suite with district and skyline views. Designed with elevated family life and entertaining in mind, expansive glass doors open to a Vergola-covered hardwood deck, level lawns and a sparkling inground pool, creating the ideal setting for relaxed gatherings and year-round enjoyment. With versatile additional living or home office space, beautifully considered finishes and an enviable position just moments from Balgowlah North primary school and Manly Dam bushland reserve, this is...

https://www.stonerealestate.com.au/8848644

Inspect: Saturday, 7th November 2026 3:00 - 3:30

Price: Contact Agent
Council Rates: $770.60 p/q
Water Rates: $216.53 p/q



Louise Ashdown
0414 764 108



Maria Cassarino
0411 818 093

13 Warringah Street
North Balgowlah

STONE



Ground Floor



1st Floor



Site Plan

Internal Living:	228 sqm
External Living:	63 sqm

N

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.

13 Warringah Street
North Balgowlah

STONE



Ground Floor

1st Floor

Internal Living:	228 sqm
External Living:	63 sqm

N

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.