



7 Scales Parade, Balgowlah Heights

## Original P&O Classic with Dual Street Frontage

Positioned on a prized 575sqm approx. parcel of land with rare dual street frontages, this near-original c1930s character home is brimming with potential and possibilities (STCA). Showcasing expansive ocean panoramas from the upper level, its flexible layout includes two living spaces, a formal dining room or fourth bedroom, and immaculately preserved period detailing throughout. Refurbish or reconfigure (STCA) and fashion your dream home in a premier, quiet leafy location just a three minute stroll from the primary school, village shops and city buses and a walk to parks and beaches.

- Expansive leafy district views sweep to wide Pacific blue horizons
- Views over Manly to the ocean across to St Patrick's Seminary
- Elegant P&O-style brick facade with a signature semi-circular wall
- Bright and breezy interiors with high ceilings and retro cornice
- Rich exposed timber doors, skirting boards and stair balustrades
- Generous light-filled living space with rounded walls and a fireplace
- Family or dining room opens to a sunny rear patio and gardens
- Formal dining or fourth bedroom, tidy gas kitchen with dishwasher
- Three bedrooms upstairs, two have built-ins, the main has a curved wall
- Tidy bathrooms, picture rails, air-con and a gas outlet

3 2 1

### AUCTION

Sat 28th Feb @ 11:00AM

### VIEW

Sat 21st Feb @ 11:00AM - 11:30AM

### AGENTS

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### AGENCY

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We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.



- Deep, gently sloping front lawn, entertainers' patio at the rear
- Established landscaped gardens with gums, palms and frangipanis
- 310m to Balgowlah Heights Village shops and express city buses
- 300m to Brimcomb Park, 360m to Balgowlah Heights Public School
- Easy walk to North Harbour Reserve or Clontarf/Forty Baskets Beach
- Minutes to Balgowlah Village, Manly's attractions and the city
- Rear street access to a lock-up garage with storage underneath

## MORE DETAILS

Property ID	14KTF78
Property Type	House
Land Area	575 m2
Including	Study
	Air Conditioning
	Built-in-Robes
	Area Views
	Close to Schools
	Close to Shops
	Close to Transport
	Ocean Views

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**Tori Hand 0431 615 911**

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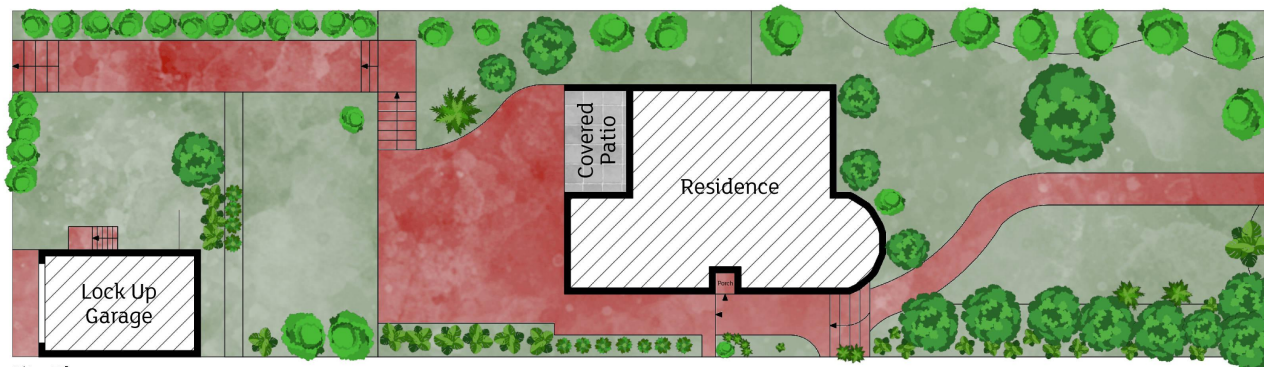
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Site Plan

## 7 Scales Parade, Balgowlah Heights

The site plan is not to scale. Bushes and trees are placed for illustration purposes.

Plans should not be relied on. Interested parties should make and rely on their own enquiries.

### APPROXIMATE AREAS

Internal Area	131 sqm (approx.)
Land Size	575 sqm (approx.)

 **LJ Hooker**  
**Seaforth**

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