

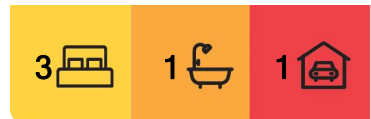


Balgowlah, 93 West Street

Fantastic opportunity in the heart of Balgowlah

Fully-capitalise on a near-entry level offering with further potential to create your dream home. Sunny & bright, set on 439 sqm of gently-sloping land in a premier location. Recently repainted & recarpeted this original full brick residence provides solid foundations for renovation or live comfortably as is. Nestled in a quiet leafy street, it is within a short stroll of city buses, the primary school and Stockland Village.

- *Generous light filled living and dining space with leafy outlooks
- *Easy flow to a covered northeast facing entertainers' terrace
- *Original kitchen and full bathroom offer scope to update
- *3 double bedrooms, two with built-in wardrobes
- *Enclosed rear lawn with established landscaped gardens
- *250m to the local café, footsteps to city/Manly Wharf buses
- *400m to Balgowlah Village and Coles at Stockland Village
- *Seven minute stroll to highly-rated Manly West Public School



For Sale
\$2,405,000

View
ljhooker.com.au/18TFF78

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LJ Hooker Seaforth
(02) 9948 7080

Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

*12 minute walk to B-line buses, moments to beaches and the city

*Carport plus a large lock-up basement storeroom

More About this Property

Property ID 18TFF78

Property Type House

Land Area 439 m²

Tim Wirth 0421 997 845

Principal | tim@ljhseaforth.com.au

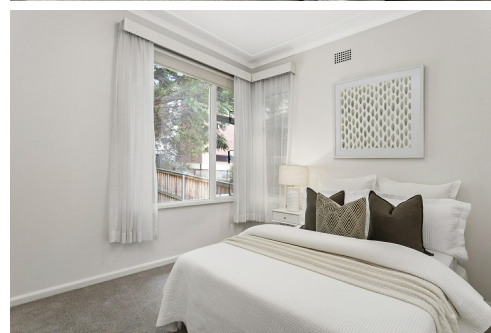
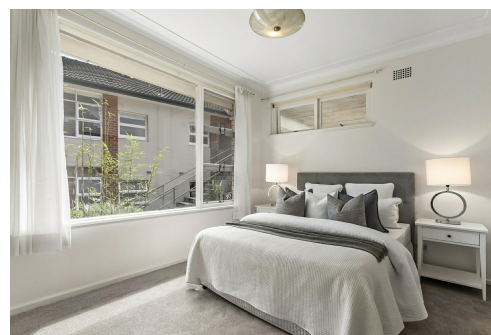
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553 Sydney Road, SEAFORTH NSW 2092

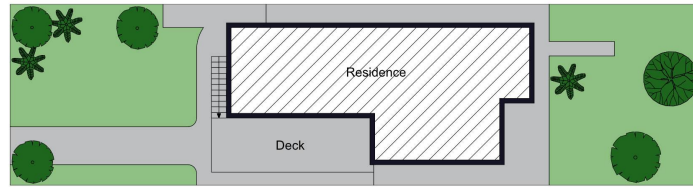
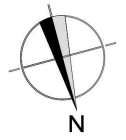
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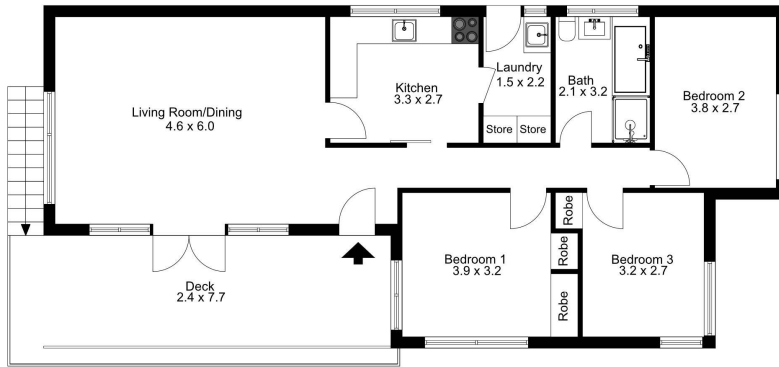
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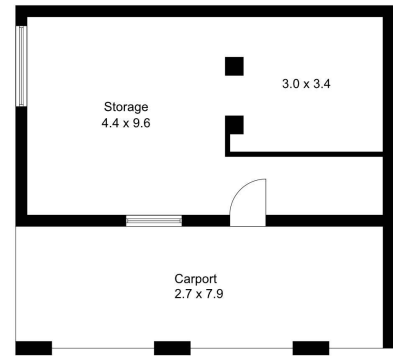
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Site Plan



Upper Floor



Lower Floor

93 West Street, Balgowlah

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.

 **LJ Hooker**
Seaforth

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