6/323-325 Sydney Road, Balgowlah

Oversized Terrace, Lift Access & Village Convenience

Combining contemporary style, generous proportions and exceptional convenience, this modern apartment offers a spacious, thoughtfully designed home in a central Balgowlah location. With wheelchair-friendly access, lift access within the building and an oversized entertainer's terrace, it presents an appealing opportunity for first-home buyers, professionals, downsizers or investors seeking comfort and convenience close to shops, cafés and transport.

- Generous open-plan living and dining area extending to a large, sheltered entertainer's terrace
- Sleek modern kitchen with stone benchtops, gas cooking, an island bench and excellent preparation space
- Well-proportioned queen-sized bedroom with built-in wardrobes
- Contemporary bathroom with a large shower
- Wheelchair-friendly design with wide doorways and light switches positioned at accessible heights
- Lift access within the apartment building
- Concealed European-style laundry
- Ducted air conditioning, intercom access and ample internal storage
- Secure basement car space, lockable storage cage and visitor parking

1 1 1

FOR SALE
Guide $950,000

VIEW
Sat 31st Oct @ 12:15PM - 12:30PM

AGENTS

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AGENCY

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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.

The location is a standout, with everyday convenience quite literally on the doorstep. Balgowlah Village Shopping Centre, Fitness First and an excellent selection of cafés, restaurants and boutique shops are all close at hand, while buses just outside the building provide direct connections to Manly and the Sydney CBD. For those who enjoy the outdoors, North Harbour Reserve, Fairlight Beach and the iconic Manly to Spit Bridge coastal walk are all within easy reach, offering a wonderful balance of urban convenience and relaxed coastal living.

- 250m to Balgowlah Village Shopping Centre
- 600m to North Harbour Reserve
- 1.1km to Fairlight Beach
- 1.9km to Manly Wharf
- 12km to Sydney CBD

MORE DETAILS

Property ID	19NWF78
Property Type	Unit
Land Area	77 m2
Including	Air Conditioning Intercom Built-in-Robes Car Parking - Basement Carpeted Close to Shops Close to Transport Disabled Access Heating

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APPROXIMATE AREAS	
Internal Area	51 sqm
Balcony Area	12 sqm
Secure Car Space	14 sqm
Total Area	77 sqm

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Produced by DIAKRIT

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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position.
Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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