



North Balgowlah, 37A Hunter Street

Easycare freestanding house in a premier address

A rare and prized entry-level offering for downsizers or young families, this fabulous freestanding residence is nestled in a quiet leafy street just 100m from the village and a short stroll to parks and the primary school. The single level contemporary layout includes separate living and dining areas as well as easy flow to a covered entertainers' terrace and enclosed easycare north rear lawn.

- *Tucked away down a private driveway with near level access
- *Exposed brick fae with an elegant covered front porch
- *Light filled living room, dining room flows to the rear terrace
- *Covered rear entertainers' terrace merges with the rear lawn
- *Private, enclosed, gently-sloping lawn bathed in northerly sun
- *Large open plan kitchen with dishwasher - option to upgrade
- *Double bedrooms with built-ins, stylish contemporary bathroom



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.

3

1

1

For Sale

\$2,060,000

View

ljhooker.com.au/18T9F78

Contact

Tim Wirth

0421 997 845

tim@ljhseaforth.com.au

Dani Rundle

0431 615 911

dani@ljhseaforth.com.au

LJ Hooker Seaforth
(02) 9948 7080

- *Internal laundry, timber-look flooring in dining and kitchen
- *Literally footsteps from the 168x express city bus service
- *One minute stroll to village eateries and convenience stores
- *Short wander to Woolgoolga Reserve and the primary school
- *Close to Manly Dam Reserve walking and mountain bike trails
- *Minutes to Stockland Village, Warringah Mall, and Manly Beach
- *Deep lock-up garage offers plenty of extra storage space

More About this Property

Property ID	18T9F78
Property Type	House

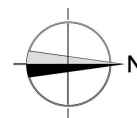
Tim Wirth 0421 997 845
Principal | tim@ljhseaforth.com.au
Dani Rundle 0431 615 911
| dani@ljhseaforth.com.au

LJ Hooker Seaforth (02) 9948 7080
553 Sydney Road, SEAFORTH NSW 2092
seaforth.ljhooker.com.au | seaforth@ljhseaforth.com.au



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.

LJ Hooker Seaforth
(02) 9948 7080



37A Hunter Street, North Balgowlah

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.

 **LJ Hooker**
Seaforth

Produced by **DIAKRIT**