



North Balgowlah, 6 Warringah Street

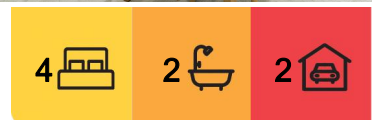
North to rear home in a prime position adjoining reserve.

Set on 607sqm of exquisitely landscaped gardens with near-level lawn flowing out to Manly Dam Reserve at the rear, this 4 bedroom residence was built from the ground up to fully optimise its tranquil north rear setting. Exceptionally bright and airy with a sweeping living and dining space, casual dining area and easy flow to sun-drenched rear verandahs on both levels with sublime bushland vistas, the residence is comfortably modern yet presents scope to infuse your creative decorative finesse. Nestled in one of the area's most exclusive dress-circle settings with direct access to bushwalking and mountain biking trails from the rear gate, it is only 250m from Balgowlah North Public School and 300m from North Balgowlah Village shops.

- Rendered Tuscan-inspired facade matched with manicured hedges and conifers
- Impressive double-height entrance foyer with a large under-stair storeroom
- Sweeping living and dining space runs front to rear and overlooks the gardens
- Glass sliders open to a wide covered rear terrace with northerly bushland views



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.



For Sale
\$3,575,000

View
ljhooker.com.au/197KF78

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- Four steps from the terrace to near-level north rear lawn and pristine gardens
- Tidy open plan gas kitchen with dishwasher, casual dining opens to the terrace
- Extra-large bedrooms with built-ins, modern bathrooms include a full main
- Covered upstairs terrace with northerly bushland vistas and an ocean cameo
- High ceilings, ducted air-con and retractable blinds shade the terraces
- Private enclosed rear lawn with two sunny courtyards - easy access for a pool (STCA)
- Secure gated access to grassy reserve bounded by tranquil native bushland
- 400m stroll to city buses, minutes to Balgowlah Village and Manly Beach
- Lock-up garage with storage and internal access plus a carport

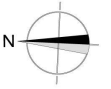
More About this Property

Property ID	197KF78
Property Type	House
Land Area	607 m2
Including	Air Conditioning Bush Retreat Close to Schools Close to Shops Heating

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First Floor



Ground Floor

6 Warringah 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.

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