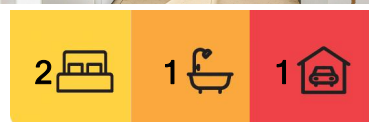**SOLD**

North Balgowlah, 5/45 Bangaroo Street

Immaculate apartment with scope to further enhance

Wonderfully bright and sunny with a northeast living space revealing far-reaching district views, it is set at the rear of a boutique building of 10 within footsteps of The Corner Store, express city buses and North Balgowlah Village.

*Prime opportunity for first-home buyers or investors with plenty of upside

*Generous light-flooded living and dining with a sunny northeast aspect

*District views extend over Fairlight to distant bushland on North Head

*Tidy open plan gas kitchen plus a spotless near original full bathroom

*Large sunny main bedroom with wardrobe captures northerly sunlight

*The second bedroom has built-ins and a cushioned window seat

*Share laundry with an allocated space for your own washing machine

*Full brick construction, high ceilings and floating timber-look flooring

*Moments to Stockland Village, Warringah Mall, beaches and Manly

*Deep lock-up garage with storage, minimal stairs, approx. 75 sqm on title

2 🛏 | **1** 🛁 | **1** 🚗

For Sale
Contact Agent

View
ljhooker.com.au/140QF78

Contact
Tim Wirth
0421 997 845
tim@ljhseaforth.com.au

Dani Rundle
0431 615 911
dani@ljhseaforth.com.au

LJ Hooker

LJ Hooker Seaforth
(02) 9948 7080

*   Tenants in common title

Council rates, water rates and levies - $1,000 per quarter.

Information provided is from a source redeemed reliable, but purchasers must make their own enquiry.

More About this Property

Property ID	140QF78
Property Type	Unit
Land Area	75 m²

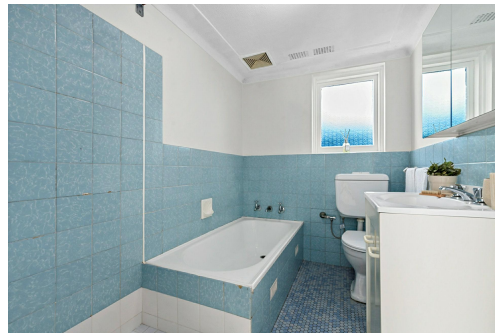**Tim Wirth 0421 997 845**
Principal | tim@ljhseaforth.com.au
Dani Rundle 0431 615 911
 | dani@ljhseaforth.com.au

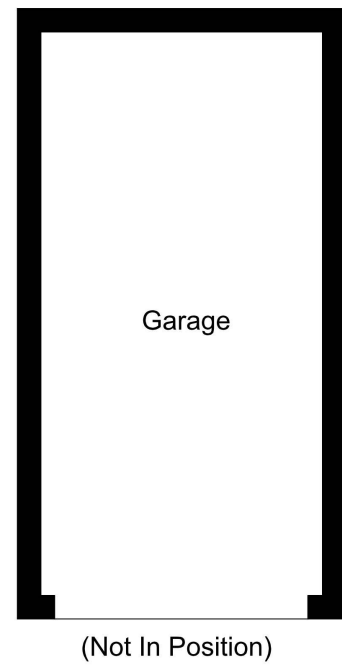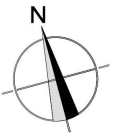**LJ Hooker Seaforth (02) 9948 7080**
553 Sydney Road, SEAFORTH NSW 2092
seaforth.ljhooker.com.au | seaforth@ljhseaforth.com.au

LJ Hooker

Floor Plan

N

Bedroom 1
3.6 x 3.6

Robe

Living Room
4.8 x 4.3

Linen

Dining

Bedroom 2
3.6 x 2.4

Robe | Daybed | Robe

Bath
2.4 x 1.8

Kitchen
2.4 x 2.4

Ref.

1.1 x 1.7

Garage

(Not In Position)

5/45 Bangaroo Street, North Balgowlah

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.

LJ Hooker
Seaforth

Produced by **DIAKRIT**

LJ Hooker

LJ Hooker Seaforth
(02) 9948 7080