

**2/201 Balgowlah Road, Balgowlah, NSW 2093**



**Duplex/Semi-detached For Sale**

Tuesday, 30 April 2024

2/201 Balgowlah Road, Balgowlah, NSW 2093

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Duplex/Semi-detached**



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## **Auction**

With a fully enclosed garden on title, this property is perfect for those who enjoy relaxing and entertaining outdoors, as well as those with pets and children. This upper duplex has an elevated position that captures Northerly sunshine, soothing breezes and views over the adjacent bushland reserve. Central walkable/rideable location just a short stroll to express city buses (incl B-Line), shops and cafes, and gentle ride on a direct bike path to Manly beach.- Elegant upper duplex occupying the entire top floor of a boutique building of two- Spacious bedrooms with built ins, ceiling fans and ample study space- Entertainers garden on title with fully enclosed lawn, deck seating area, BBQ space, spa/jacuzzi & second WC- Private laundry adjacent to clothesline with extra storage- Additional front courtyard on title with seating area and large shed- Generous attic/loft with skylight, power and built in storage provides a flexible space with the option of a study or games space- P&O elegance with stunning curved facade and internal walls - Boutique finishes throughout with engineered oak floors, plantation shutters, stone and gas kitchen, banquette seating & daybed, air conditioning, projector wall and architectural moulding with VJ panels- Convenient location a short walk from the B-line bus, shops and cafes (just minutes from the popular Aggy's cafe) and a direct bike path to Manly beach