

**203/6 Sylvan Avenue, Balgowlah, NSW 2093**

STONE

**Apartment For Sale**

Thursday, 16 January 2025

203/6 Sylvan Avenue, Balgowlah, NSW 2093

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



Mark Skeens  
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## Contact Agent

Resort-like luxury living in Stockland Village A sleek ensemble of innovative contemporary design, superb appointments and expansive alfresco entertaining define this top-tier security apartment that rests peacefully above the cosmopolitan Stockland Village shopping and dining precinct. Nestled amid tranquil gardens with lift access and a 25m pool on-site, it is literally footsteps to shopping, acclaimed eateries and buses to Manly Wharf and the city. • Carefree heaven for executives or downsizers - it's more than a home, it's a lifestyle • Set amid the exquisitely landscaped grounds of the award-winning Stockland Village • Extensive living and dining space with a custom-fitted wall unit and storage cabinetry • Glass sliders open to a vast covered entertainers' terrace with private leafy outlooks • Stylish open plan stone and gas Bosch kitchen with a semi-integrated dishwasher • Extra-spacious bedrooms with built-ins open to the terrace, main with ensuite • Stylish contemporary bathrooms, internal laundry with a dryer, volumes of storage • High ceilings, zoned ducted air conditioning and newly carpeted throughout • 25m pool with swimming lanes, a sunlit terrace, two cabanas and sweeping views • Metres to Coles supermarket, boutique shopping, Fitness First Gym and eateries • Minutes to Manly's beaches, wharf and lifestyle hub as well as Sydney's CBD • Secure car space and large storage cage, second floor setting, 122sqm on title Water Rates \$172 Per Quarter Strata Admin \$1,765 Per Quarter Strata Sinking \$866 Council Rates \$424 Per Quarter