

**284 Sydney Rd, Balgowlah, NSW, 2093**



**House For Sale**

Friday, 25 October 2024

284 Sydney Rd, Balgowlah, NSW, 2093

**Bedrooms: 3**

**Bathrooms: 3**

**Parkings: 6**

**Type: House**

## Spacious Family Residence in Ideal Locale - Sub Divisible Block North to Rear

Fantastic period style property with modern addition in the heart of one of Sydney's most sought-after suburbs. With multiple living areas and a versatile family floor plan the home appeals to an enormous cross section of the competitive Balgowlah Market.

Features include -

- Multiple large family living areas
- Stylish entry foyer with period features
- Modern kitchen with black granite bench-tops, gas cook top and servery to lounge/ dining
- Enormous master bedroom with terrace access, ensuite bathroom and walk in robe
- Ensuite with bath, black granite surfaces, double basin, and heated floor
- Expansive walk-in closet with floor to ceiling robes and full-length mirror
- Three full bathrooms (two with tub)
- Large entertaining terrace off living area open to the north sun
- North aspect and district outlook
- Kitchenette and living area Ideal for separate in law accommodation
- Automatic double lock up garage with internal access
- Separate storage room off double lock up garage
- Off street parking for four more vehicles
- Internal laundry with further storage
- Linen press X 2
- High ceilings throughout
- Space for even more storage in rooftop

This property represents an incredible opportunity. With the scope and size to encompass a conversion to professional services plus living scenario, such as doctors rooms, with separate access and office space on the Sydney Road side of the residence.

Sub divisible block as LEP is 1 dwelling per 250sqm.

Only a few minutes walk to Balgowlah Village Shops, gourmet restaurants and cafes. Just moments from express CBD transport, or take the Hop, Skip and Jump bus to Manly's internationally renowned ocean beaches, cafe society and fast harbour ferry.

"All information contained herein is gathered from sources we consider to be reliable, however we cannot guarantee or give any warranty to the information provided. We kindly encourage all interested parties to perform their own due diligence regarding each property they are contemplating purchasing."

\* Please note that virtual styling is displayed in these images.