

31 Lodge Street Balgowlah, NSW

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### Brand new luxury residence

Finished to perfection this architecturally designed masterpiece blends superior craftsmanship with effortless indoor/outdoor living. Impressive in every respect, it promises lifestyle excellence while being only moments to Manly and Harbour beaches.

- Enjoys a sundrenched north aspect with ocean breezes and cul-de-sac position
- Moments to Stockland Balgowlah shopping, cafes, schools, city/Manly buses
- Flowing, open plan living, dining and island kitchen plus a formal living room
- Landscaped gardens, level lawn, dual courtyards/balconies and saltwater pool
- Marble accented kitchen and bathrooms, powder room and internal laundry
- Spacious bedrooms with built-ins, master has custom walk-in robe and ensuite
- American oak floors, French silver Travertine tiling and European appliances
- Zoned ducted r/c air con, shutters, auto double garage with internal access

Price: \$3,000,000



**Tim Mumford**

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**James Hayward**

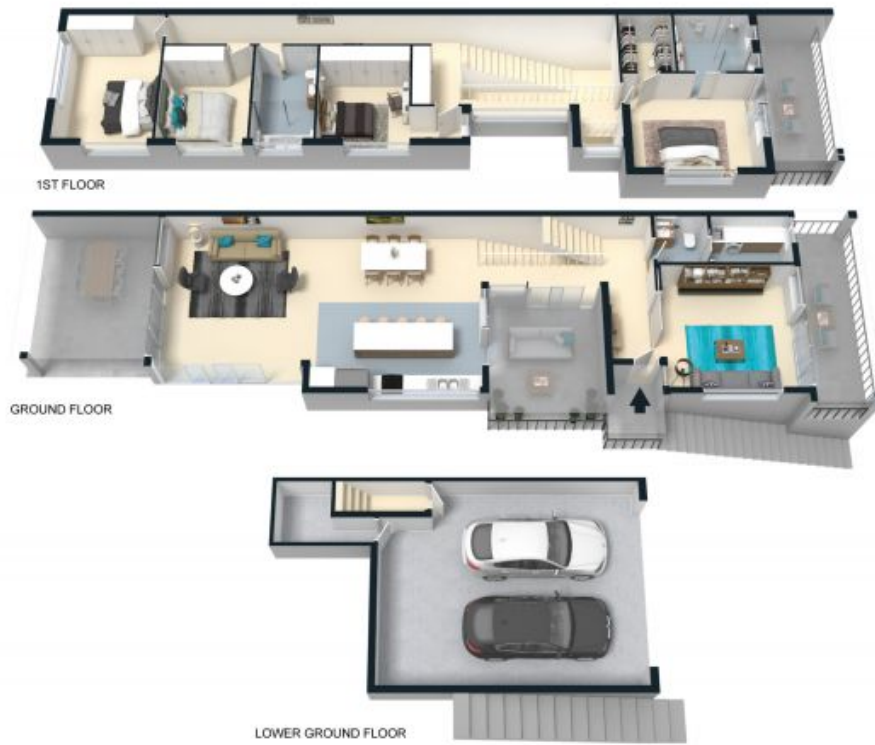
0406 447 344





The site plan and floor plan is not to scale. Measurements are indicative and in metres. Bushes and trees are placed for illustration purposes only.





1ST FLOOR

GROUND FLOOR

LOWER GROUND FLOOR



The interior style and design of this floor plan is designed for inspiration purposes to show the living spaces. It is not an exact replica of the furniture and fittings in the home.

**31 Lodge Street, Balgowlah**  
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