



26 Woodland Street Balgowlah Heights, NSW



Character, charm and opportunity in a blue-ribbon location

Exuding character and fairytale charm with its gabled brick facade and preserved period detail, this beautiful dual-level home has been sensitively updated for modern living, as well as offering the opportunity to further enhance and capitalise with DA approved architectural plans that double the size of the house. Set in an exclusive, sought-after enclave in the heart of family-focused Balgowlah Heights, this gem of a home rests on a substantial level 758sqm parcel with Manly and ocean views.

- Perfect north-easterly aspect for all-day sunshine with elevated district and ocean views
- Ideal entertainer with open plan living, including original stone fireplace surround, flowing out onto a generous stone patio and entertaining deck with outdoor kitchen and gas-heated pool with spa
- As-new designer kitchen with stone countertops, Neff ovens and gas cooktop, integrated dishwasher and custom banquette dining
- Generous, light-filled downstairs study or fourth bedroom with ceiling fan
- DA-approved plans incorporate a new wing adjoining original house with own separate entrance, wraparound verandah, glazed walkway, guest bathroom, butler's pantry and large second...

Inspect:

Saturday, 21st September 2024 11:30 - 12:00

Price:

Auction Guide \$4,500,000

Council Rates: \$796.00 p/q



Maria Cassarino

0411 818 093



Lauren Sudol

0438 138 675



Ground Level



1st Level

Internal Living: 168 sqm
External Living: 30 sqm
Total Living Area: 198 sqm



The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.



Internal Living: 168 sqm
External Living: 30 sqm
Total Living Area: 198 sqm



The site plan and floor plan are not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries. All other information provided has been collected from reliable sources but cannot be guaranteed for accuracy.