



2/63 Upper Beach Street Balgowlah, NSW

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Elegant and spacious upper duplex in lifestyle setting

Beautifully presented, this bright and airy Art Deco upper duplex offers house-sized proportions with classic period detailing and a highly desirable north-facing aspect. Featuring stunning bay windows, high ceilings and polished timber floors, the interior layout delivers practicality and plenty of space. A private shared backyard with level lawn is ideal for children and pets while an alfresco deck provides an ideal setting for outdoor entertaining. Conveniently positioned between Balgowlah, Balgowlah Heights and Seaforth villages, there's plenty to entice downsizers, first home buyers and young families seeking an easy-care lifestyle close to the CBD and beaches.

- Air-conditioned lounge/living with gorgeous bay window, original brick fireplace surround and district outlook with ocean glimpses
- Separate dining room with feature bay window and adjacent to kitchen
- Contemporary gas kitchen with stone benchtops and stainless steel appliances
- Modern family bathroom with bath and shower; separate powder room
- Three generous bedrooms with built-in robes plus sunroom, home office or nursery
- Exclusive use of alfresco entertaining deck and large garden storage shed

Price:

Contact Agent



Chris Lewis

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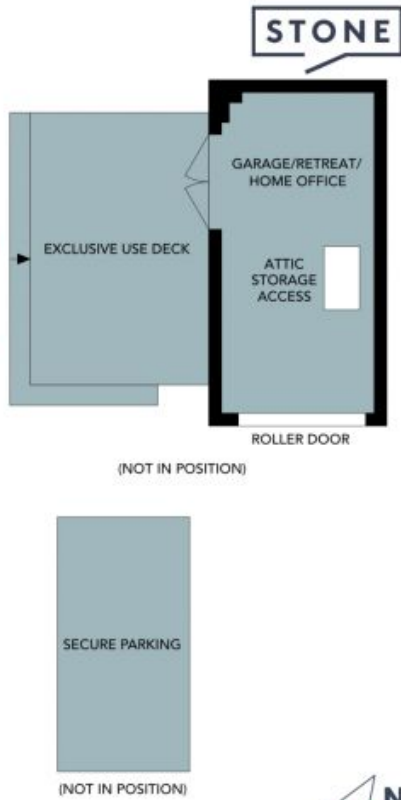
Louise Ashdown

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Balgowlah



Internal Living: 97 sqm
External Living: 4 sqm
Total Living Area: 101 sqm



The floor plan is not to scale, measurements are indicative and in metres. Statutory elements are not in position. 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.

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STONE



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External Living: 4 sqm
Total Living Area: 101 sqm



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