



43 Water Reserve Road North Balgowlah, NSW



### Versatile home and opportunity in family-friendly location

Set against a stunning natural backdrop with an elevated bush-to-coast outlook, this versatile home on a 644sqm block enjoys a peaceful and private position in a family-friendly cul-de-sac and backing onto Condoover Reserve and Manly Dam walking trail. Offering a flexible floorplan currently configured as two self-contained levels, the home has plenty of potential to update and add value or knock down and start again to create a dream home.

- Currently configured as two self-contained levels, both with two bedrooms, living, kitchen/kitchenette, bathroom and covered deck with bush-to-coast outlook
- Large east-facing fenced backyard with stepped timber decking and covered outdoor entertaining pavilion
- Double and single carports for three cars plus additional driveway parking; under-house storage
- Timber-enclosed covered front outdoor entertaining area
- Easy walking distance from North Balgowlah Public School, village shops and express city buses

**Price:** Auction | Contact Agent  
**Council Rates:** \$735.27 p/q  
**Water Rates:** \$172.79 p/q



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43 Water Reserve Rd  
North Balgowlah



Internal Living: 209 sqm  
External Living: 114 sqm  
Total Living Area: 323 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.

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