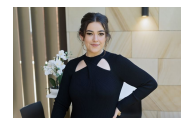# 1 Waratah Street Balgowlah, NSW

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Classic California bungalow meets easy modern style

A seamless blend of timeless character and contemporary comfort, this charming family home has been renovated and extended to offer all the conveniences of modern life, enhanced by beautifully preserved original period details. This modern residence features an open-concept family living, seamlessly connecting the interior to a spacious, sunny backyard. Enjoy a generous covered deck, an in-ground pool, and terraced level lawns, along with low-maintenance gardens, ideal for relaxed family living and entertaining.

- Gorgeous period features include high patterned ceilings, picture rails, stunning leadlight windows and doors, sandstone foundations, and shingle-skirted bay windows.
- Contemporary Caesarstone kitchen with freestanding Ilve enameled double oven and seven-burner gas cooktop.
- Casual living and dining adjacent to the kitchen, flowing out onto a generous covered entertaining deck with a ceiling fan.
- Character bathroom with a bath and overhead shower.

Price: Leased
Bond: $9,400
Available Date: 27/07/2024

Alicia Sudol
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Sarah Cass
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1 Waratah ST
Balgowlah

STONE

LOFT STORAGE
3.9 x 6.2 M

(NOT IN POSITION)

COVERED DECK
8.5 x 4.0 M

DINING
3.5 x 2.4 M

DW

KITCHEN
3.5 x 3.0 M

BEDROOM 3
3.6 x 3.0 M

BEDROOM 1
3.6 x 4.2 M

BEDROOM 4
3.6 x 2.7 M

ROBE

ATTIC

FAMILY
4.0 x 4.0 M

BATH
2.4 x 2.0 M

ENTRY

LIVING
6.1 x 5.7 M

PORCH

BEDROOM 2
4.1 x 3.0 M

BATH/LAUNDRY
3.0 x 3.5 M

ROBE

WD

GROUND FLOOR

GARAGE
2.7 x 6.7 M

PARKING

LOWER GROUND FLOOR

Site Plan

POOL

COVERED DECK

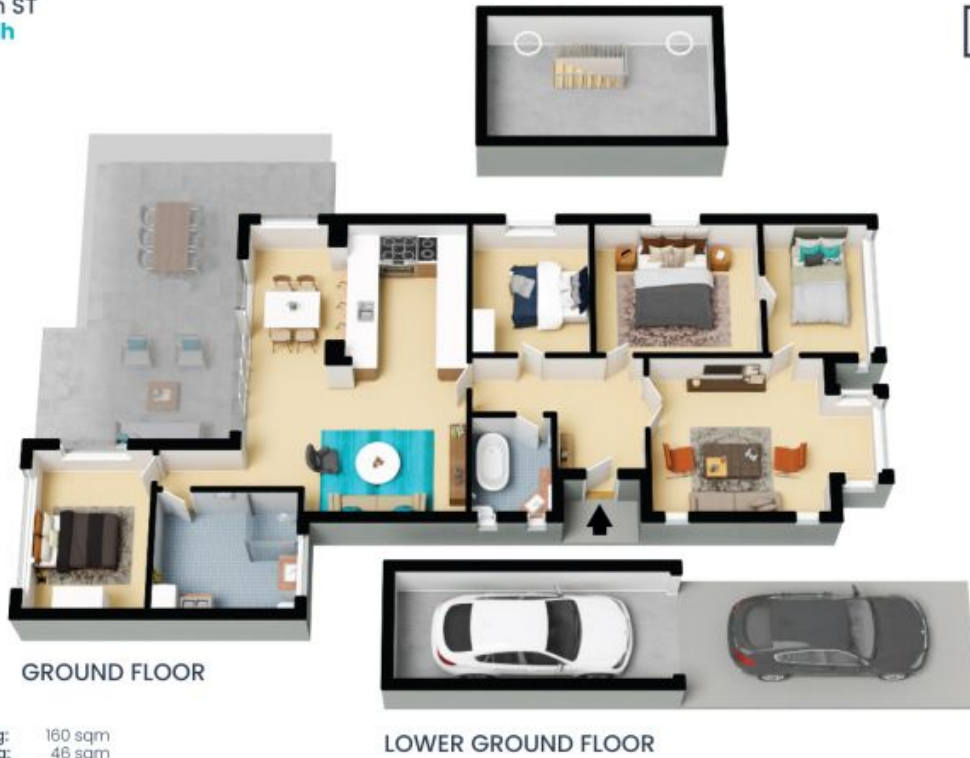GARAGE

PARKING

RESIDENCE

PORCH

Internal Living: 160 sqm
External Living: 46 sqm
Total Living Area: 206 sqm

N

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.

1 Waratah ST
Balgowlah

STONE

GROUND FLOOR

LOWER GROUND FLOOR

Internal Living: 160 sqm
External Living: 46 sqm
Total Living Area: 206 sqm

N

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.