



3/70 West Street Balgowlah, NSW



### Luxe townhome set on a sunny tropical garden oasis

A townhouse of the highest calibre, this superbly appointed residence provides a luxurious and tranquil low-maintenance sanctuary for executives, empty-nesters or families. Generously proportioned with light-filled living and dining spaces and harbour views from the sumptuous main bedroom suite, it opens invitingly to a Zen-like tropical garden paradise with an entertainers' deck and near-level lawn bathed in northerly sunshine. Placed within an exclusive arrangement of only four, its peaceful and private setting is a short stroll to Balgowlah Village and transport with secluded harbour beaches and Manly's beach and dining mecca only a stone's throw away.

- House-like in proportion and appeal with garages forming the only common walls
- Enclosed near-level lawn and decks are ideal for children, pets and entertaining
- Enormous living space flows to a sun-kissed north-facing entertainers' deck
- Lush landscaped tropical gardens screen the deck and near-level enclosed lawns
- Large dining room opens to the rear lawn, casual dining room adjoins the kitchen
- Stone-crafted kitchen with induction cooking and s/steel Miele dishwasher
- Main bedroom with ensuite and harbour views opens to a sunny north deck

**Inspect:** Saturday, 19th October 2024 11:00 - 11:30  
**Auction:** 09/11/2024 09:00 am

**Price:** Contact Agent  
**Council Rates:** \$485.00 p/q  
**Water Rates:** \$172.79 p/q  
**Strata Rates:** \$1,343.75 p/q



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Ground Floor



1ST Floor



Site Plan



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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Balgovlah



Ground Floor



1ST Floor



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.