

example REAL ESTATE





Balgowlah 102/404 Sydney Road

Brand New Designer Residence

Whether you know the building as the Balgowlah Residences, or as the new "Porter's building" either way you'll know that it is a complete head turning standout in the local area. Comprised of only 17 apartments the building is predominantly owner occupied and will be a peaceful delight to live in.

Constructed entirely on the merit of design excellence, the building is a brand new landmark development that is soon to be part of the housing industry's awards as nominated by media and industry leaders.

Apartment 102 is brand new and beautifully proportioned. The first thing you will notice are the high ceilings which are accentuated by the full-height glazing, allowing the home to be bathed in natural light and giving the feeling of floating in the clouds. The bathroom features underfloor heating, heated towel rails, artisan finished stone work and modern black anodized tapware throughout.

Featuring two bedrooms, the main is gorgeous and includes an ensuite with bath. The home is the perfect Covid getaway with its substantial outdoor terrace, 2021's most wanted amenity and comes with bespoke engineered privacy screening, .

When it comes to comfort you will be privileged with being the first ever person to live in the residence, and as if that were not enough, the home also includes a brand new Fisher and Paykel built-in fridge, Miele appliances, a condenser dryer and washer. Every modern convenience that exists is included and the landlord is even including Billi Tap (instant hot/cold filtered water). So if it is time to really enjoy a good lock down, then this apartment will tick all the boxes and then some.

Balgowlah Residences is brand new and been recently completed to absolute perfection. Apartment 102 includes the added convenience of a generous secure car space located behind private residents entrance and the added convenience of a lift straight to your floor, or a lift straight to Porters to pick up a quick Shiraz for dinner time.

Features:

- Brand new home with fridge, washer, dryer, Miele appliances and BBQ
- Kitchen with Billi Tap (instant hot/cold filtered water).
- Two bedrooms, master with ensuite
- Perfectly positioned close to shops and transport
- Floor-to-ceiling glazing throughout with engineered privacy shutters
- Hotel grade bathroom finishes, floor and towel heating throughout
- Storage cabinet and substantial laundry facility
- Secure double parking, with enough space for additional storage, and video intercom access to the home

This is likely the most talked about development on the Northern Beaches and will be snapped up very quickly. Contact your local Etch Agent to organise a viewing.

*images for illustration purposes only

Sold \$1,770,000

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Inspect

Inspection of this property is available strictly by arrangement only.

Contact



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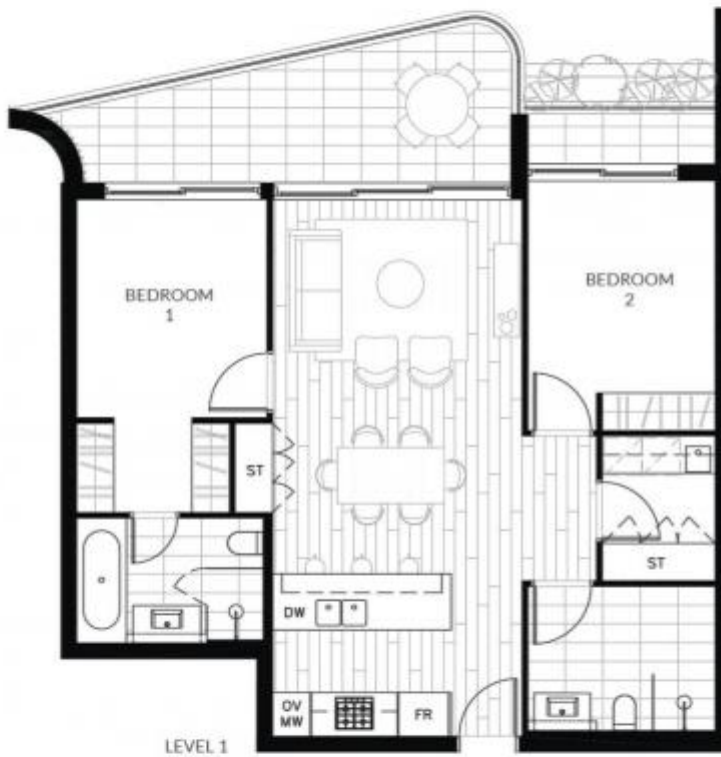
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