

**6/51 Balgowlah Rd, Fairlight, NSW 2094**

**Sold - \$1,100,000**

Apartment 2   1 



## Sun, Privacy, Lifestyle

Auction Location: On Site.

Nestled on the top floor of a small well maintained block of only 8, this northerly facing unit enjoys a sunny position filled with an abundance of natural light. Nestled in leafy serenity and within a short walk to LM Graham Reserve & surrounding amenities the apartment would be an ideal addition to an investment portfolio or as your new home!

- Two double bedrooms both with large built-in wardrobes
- Open plan kitchen offering an electric cooktop, stainless steel appliances, breakfast bar & contemporary cabinetry!
- Bright and breezy lounge and dining area with ceiling fan opening to the sun-filled balcony with surrounding views
- Modern, well-appointed bathroom with glass blade shower screen
- City Express bus stop, a choice of local supermarkets and just a short level walk to Manly Beach, CBD and eateries
- Off street parking for one & separate common storage room
- Air conditioned. 78 square metres on title
- Local schools, childcare centres & Boy Charlton Swim Centre are an easy walk away

Your inspection is encouraged as it won't last long!

Council Rates: \$304.84 per quarter approx.

Water Rates: \$179 per quarter approx.

Body Corporate: \$1,243.75 per quarter approx.

**Open for Inspection**

By Appointment.

### Listed By

Andrew Reynhout

Phone: (02) 9977 8666

Mobile: 0412 324 400

Andrew Reynhout

Phone: (02) 9977 8666

Mobile: 0412 324 400

