



25 West Street Balgowlah, NSW

 4  3  2

## Grand Colonial, An Elite Location, World-Class Views and Incredible Potential

Perched high and proud on a commanding hilltop setting affording all-encompassing views that stretch up North Harbour to Manly, this grand Colonial residence has been part of the harbourside landscape since C1900 and stands today as a gracious reminder of the past.

Available for the first time in over 50 years, the magnificent home bears all the hallmarks of its architectural pedigree with beautiful period craftsmanship, situated on 688sqm of land.

The classically elegant interiors offer a wealth of formal and informal living areas which perfectly cater to families and extended families to live, work, play and for quiet retreat.

Crafted to form a close connection to the vista, the glass fronted interiors embrace the outdoors with a view-swept terrace, poolside entertaining and a private rear garden.

This impeccably maintained two-storey home presents a rare opportunity to live in as is with the opportunity to transform into a world contemporary masterpiece with all the hallmarks of a forever family home (STCA). Located in a blue ribbon cul-de-sac a stroll of Balgowlah

**Council Rates:** \$831.00 p/q  
**Water Rates:** \$231.00 p/q

**Angus White**  
0425 277 221

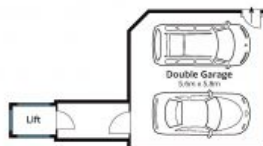
**Tim O'Neill**  
0422 925 019



Upper Level



Ground Level



Lower Floor

Whilst [bwrn.com.au](http://bwrn.com.au) has made every attempt to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only.

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