



2/225 Condamine Street Balgowlah, NSW



## Sophisticated Art Deco Elegance

This renovated Art Deco lower duplex effortlessly combines modern luxury with classic charm, tastefully paying homage to its Art Deco design. Abundant with natural light from the north-facing windows, the ground-floor apartment features an open-plan living area that opens onto a manicured lawn. The double-sized bedrooms offer both comfort and style complete with built-in robes and ceiling fans. The spacious gas kitchen with mirrored splashbacks and an island bench adds a touch of sophistication while making everyday living a breeze.

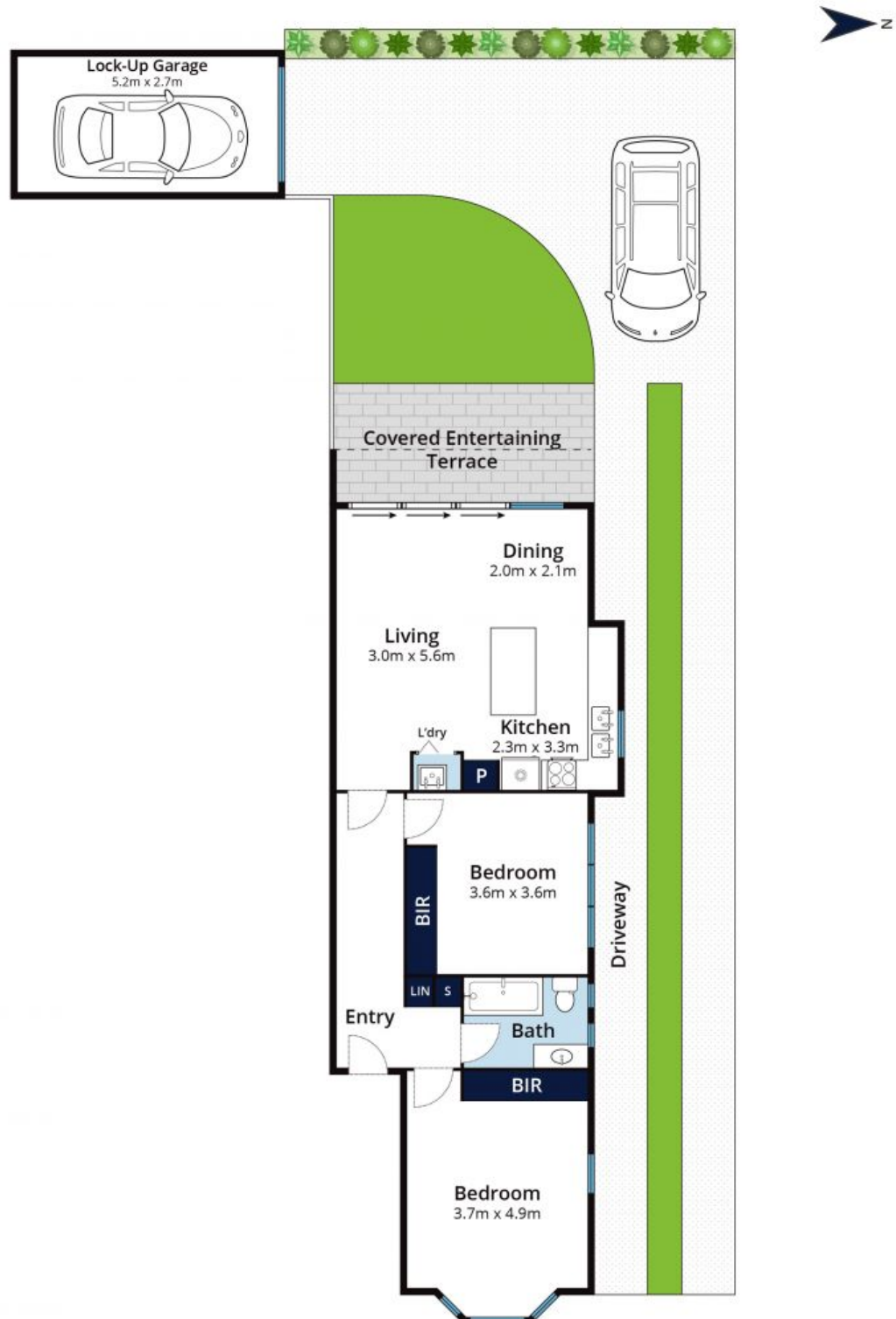
This residence features high-quality renovations, including leadlight windows. It also provides a single lock-up garage and secure driveway parking for two cars.

- Manly West Primary School catchment,

**Council Rates:** \$382.00 p/q  
**Water Rates:** \$336.00 p/q  
**Strata Rates:** \$1,100.00 p/q

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Whilst [berrm.com.au](http://www.berrm.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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