



DRESDEN GREEN

Superb hilltop sanctuary

- **Prized North shore location**
- **Seamless indoor/outdoor living**
- **Sunny north facing balcony**
- **Great views**
- **Formal & informal living areas**
- **Upstairs balcony with indoor bar**
- **Fully equipped kitchen**
- **Stunning main bathroom**
- **A short stroll to cafes, restaurants and shops**

This tastefully designed modern family home is a hilltop sanctuary, where sophistication & style blend marvellously with the seamless indoor/outdoor spaces.

Dresden Green has 4 beautiful bedrooms, each containing its own private ensuite and deck. The open-plan kitchen is ideal for entertaining, with plenty of bench space for the avid chef, and bi-fold windows to allow the ocean breeze in.

There is an informal lounge area to unwind and relax in front of the gas fire place, or a more formal sitting room to enjoy the serenity. The main bathroom exudes opulence, the sleek, curved lines of the porcelain fixtures sit elegantly balanced, whilst the stunning tiling and dramatic chandelier create a true sense of luxury.

Price Contact Agent

4
 3
 2
 1
 470 m²

For more information or to arrange an inspection please call
 Grant Dale on M 0499 199 122 E grant@uniqueestates.com.au
 P +61 2 6680 9888 or 1300 911 720 Website www.uniqueestates.com.au



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The fabulous upstairs balcony complete with indoor bar, makes summer evening socialising a must at Dresden Green. Take in the view and let everything go.

This beautiful property boasts landscaped child-friendly gardens with sweeping district and ocean views. It's idyllic setting is handy

to buses, schools, shopping and beaches and is also only 30 minutes to the Sydney CBD.

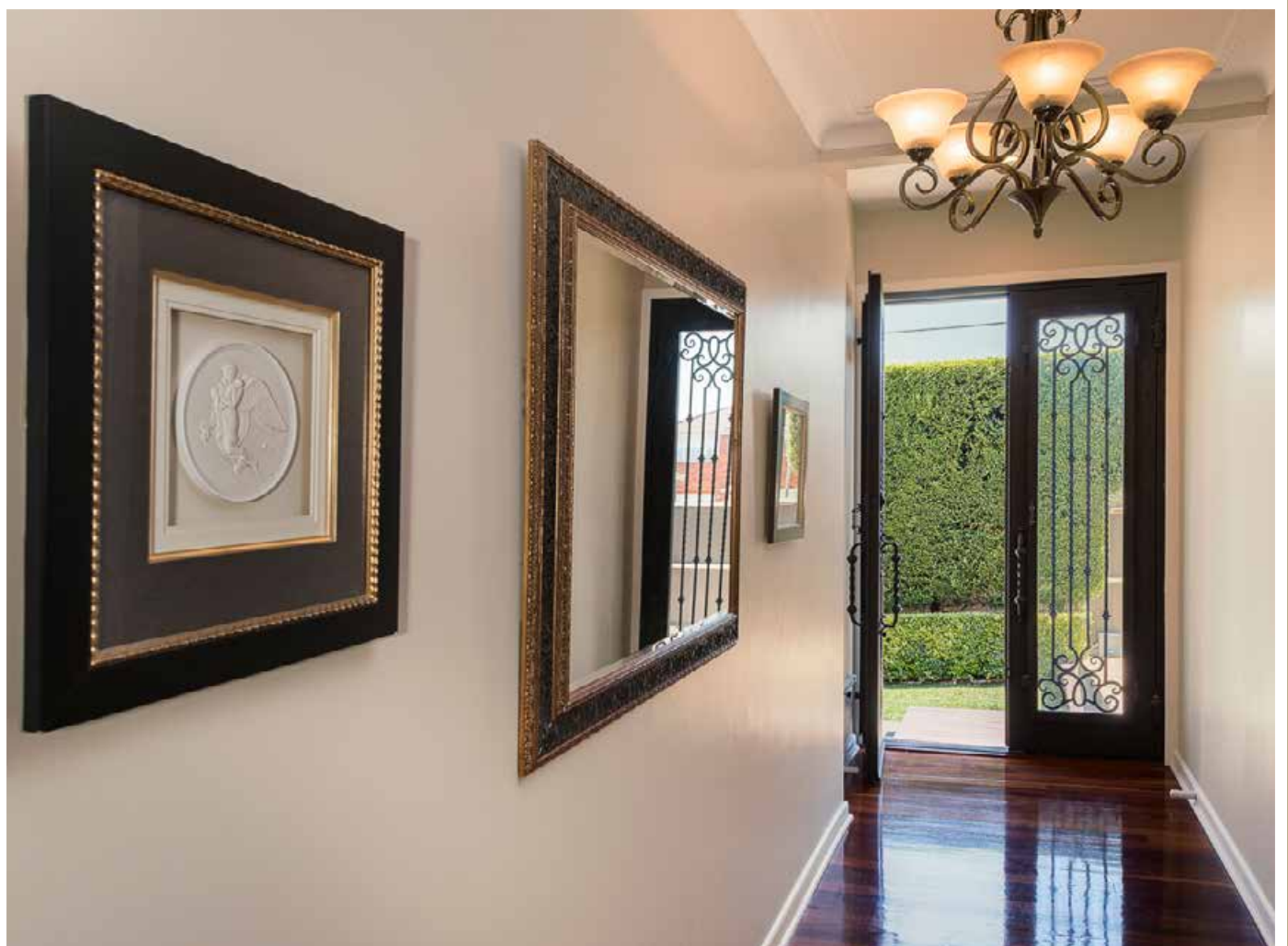
To arrange an inspection please contact Grant Dale from Unique Estates on 0499 199 122.



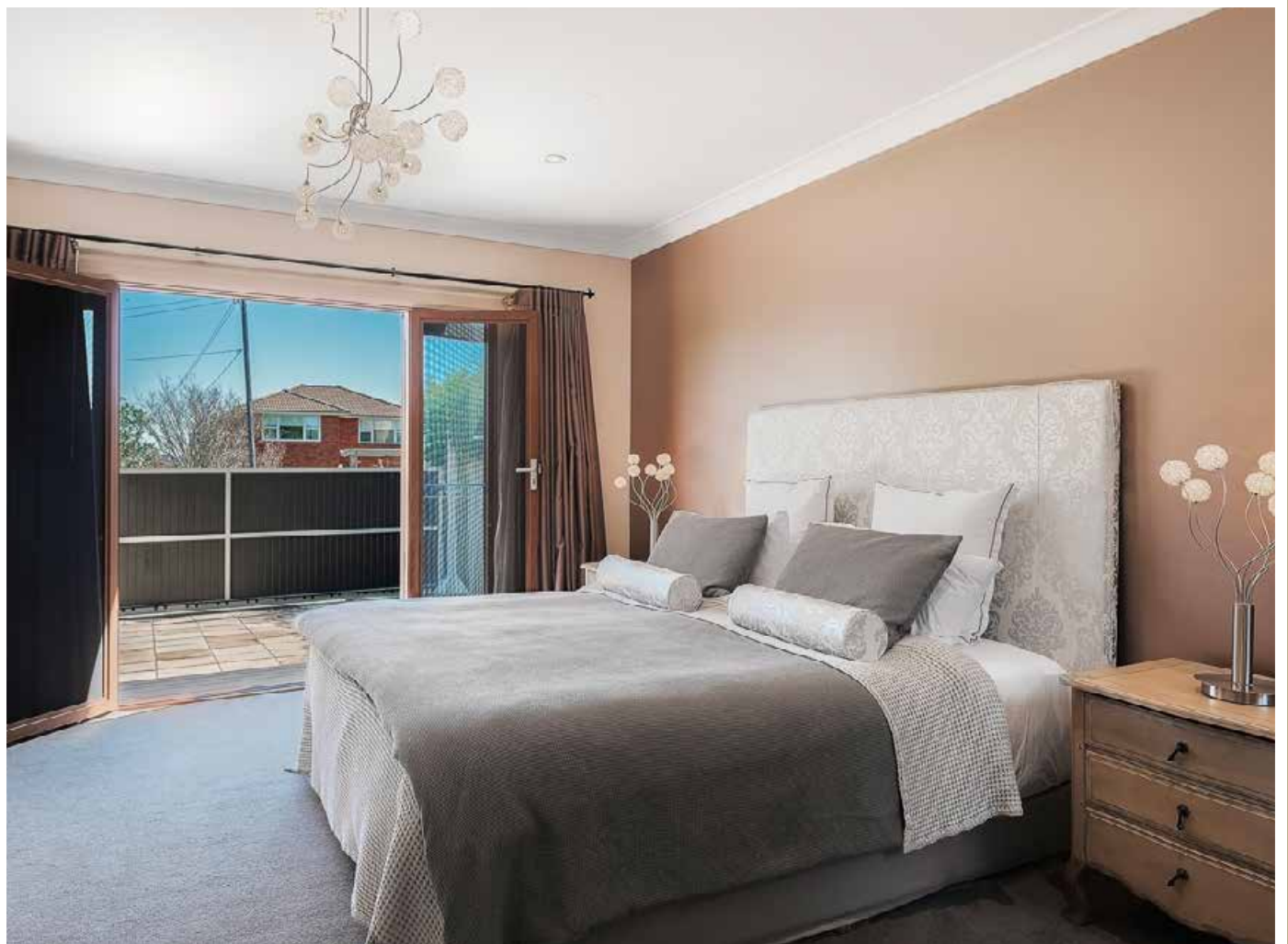
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PROPERTY FACT SHEET

Aspect: North-westerly
Views: District and ocean
Height above sea level: 90 m
Coordinates: 33° 48'16.75" S 151° 15'24.95" E

Zoning: Low Density Residential
Construction: Brick

House Size: TBA
Renovated: Extensively renovated in 2013
Outbuildings: Studio / hobby room

Water Supply: Mains
Power: Grid

Near Schools: Manly Village Public School, Manly West Public School
Nearest University: Australian Catholic University, University of Sydney

60 BEATRICE STREET, BALGOWLAH HEIGHTS 2093



Boundary is approximate area only

LOCATION MAP

