



## The Balgowlah

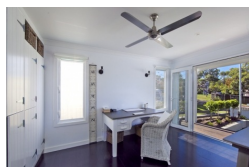
5 Bedroom + Study, 3 Living areas\*

This split level Contemporary meets country designed home features five bedrooms plus large study, three living areas and large deck areas.

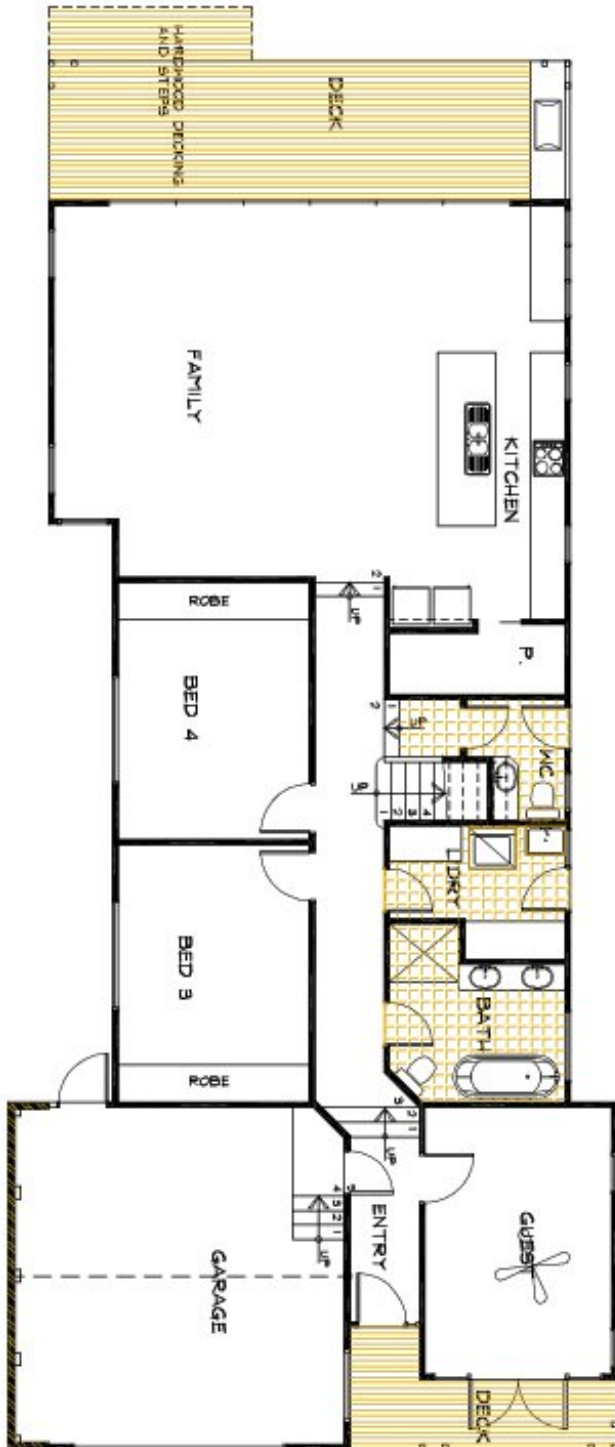
### Spectacular split level Contemporary meets country design from Classic Building .....

Nestled in a leafy suburb on Sydney's northern beaches, this split-level dwelling looks right at home. Combine the district views with a home that boasts large, airy living areas, natural materials, textures and modern conveniences. The large glazed areas including the gable windows allow an abundance of protected natural light in the house and coupled with the carefully designed breeze paths, the home passively creates a high level of thermal comfort inside.

Exposed, cathedral ceilings are a feature of this magnificent home, as are the all-white walls and ceilings, and dark polished floors throughout. The large, open-plan living and dining area creates a central energy point in the home and flows out to the entertaining and pool area. These are all features that come together to enhance the home's natural feel and charm.



*\*The floorplans shown demonstrate some of the options available in terms of layout, possible size, possible number of rooms, decks and more. They are a guide, and are meant to provide you with ideas and show you possibilities. Any of the basic designs can be customised to suit any of your requirements.*

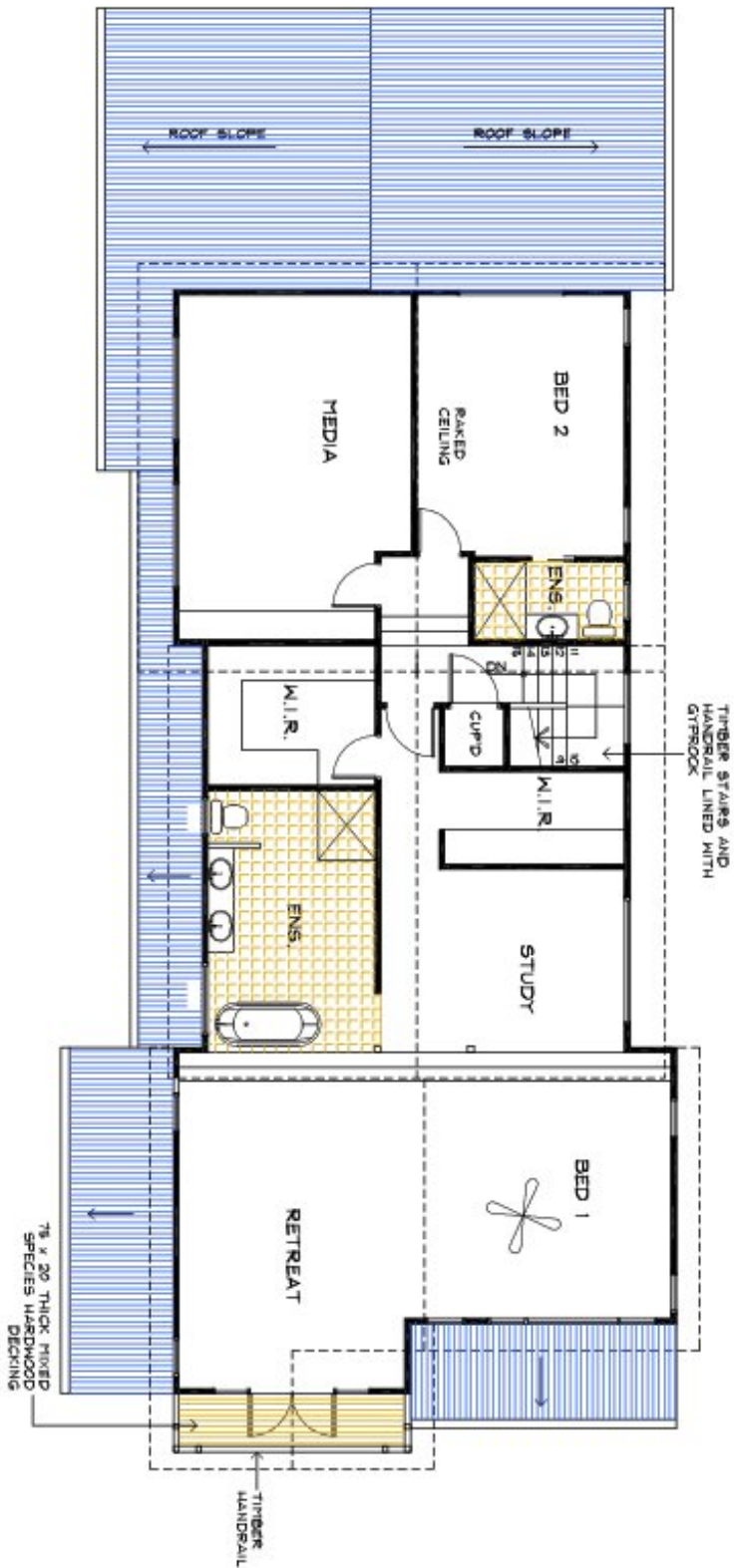


\*PLEASE NOTE ROOM DIMENSIONS ARE NOT DISPLAYED AS WE CUSTOMISE THE HOME TO SUIT YOUR REQUIREMENTS

**GROUND FLOOR PLAN**  
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THE  
**BALGOWLAH**

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**FIRST FLOOR PLAN**  
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THE **BALGOWLAH**

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