



49 Woolgoolga Street North Balgowlah, NSW



### The ideal family haven

Perfectly private and with an enviable position directly opposite leafy Woolgoolga Park and playground, as well as just a short walk from Balgowlah North Primary School, this charming family home is ideally located for family life. Highly functional, the split-level floorplan works incredibly well for families, providing good separation between living areas and bedrooms. With four generous bedrooms as well as a home office, plus a fabulous alfresco entertaining area complete with heated pool and outdoor fireplace, this lovely home is a real find.

- Open concept living and dining flowing out onto entertaining deck and pool area
- Contemporary gas kitchen with dishwasher and walk-in pantry; adjacent dining area
- Additional light-drenched living area with glass doors opening out to north-facing deck and private garden
- Sensational alfresco entertaining deck with outdoor fireplace and built-in bbq overlooking heated swimming pool
- Whole-floor parents' retreat with ensuite, walk-in robe and separate home office/study

**Inspect:** Saturday, 19th October 2024 12:00 - 12:30

**Price:** Contact Agent

**Council Rates:** \$665.30 p/q

**Water Rates:** \$322.44 p/q



**Louise Ashdown**

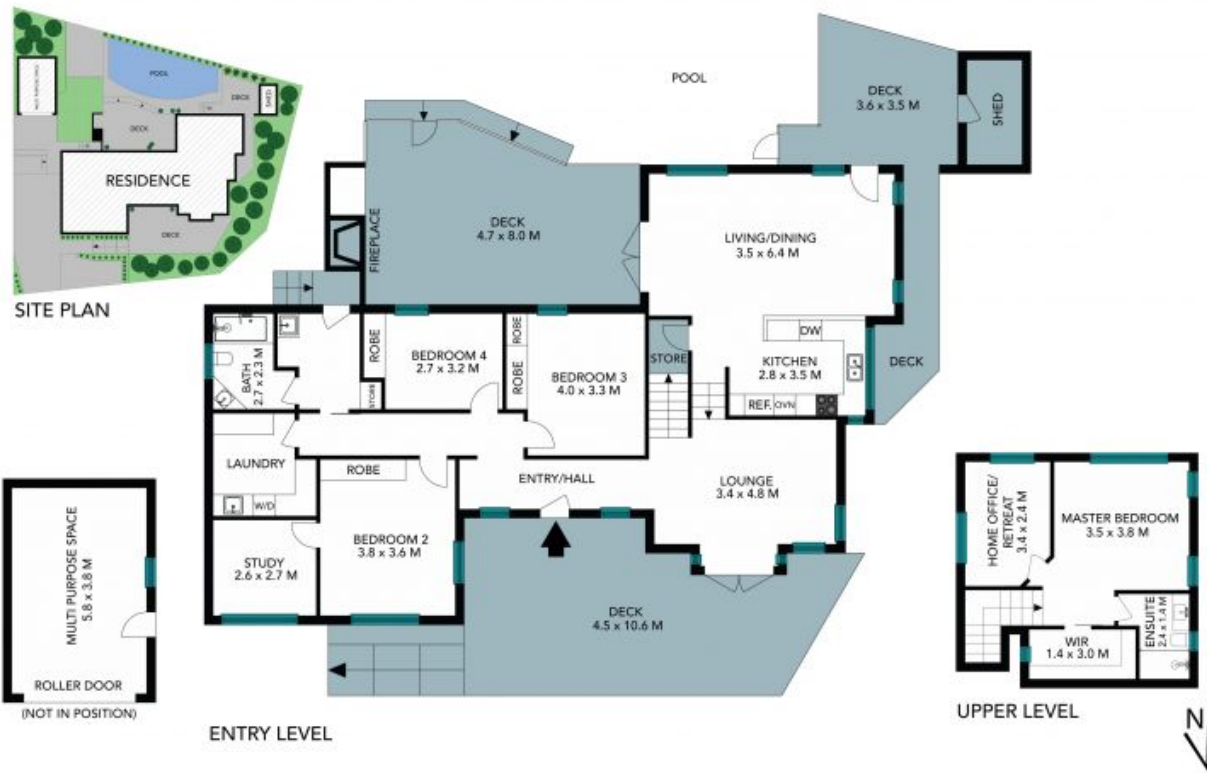
0414 764 108



**Chris Lewis**

0431 179 861





The site plan and floor plan are not to scale, measurements are indicative and in metres. Shades and lines are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries. All other information provided has been collected from reliable sources but cannot be guaranteed for accuracy.

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**STONE**



ENTRY LEVEL

UPPER LEVEL



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STONE