



5 Ryan Street Balgownie, NSW

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## Newly completed single-level villa retreat

Elevate your lifestyle in every way with these breathtaking brand-new villa homes, nestled in a small complex of only three and designed for easy single-level living. Boasting northern sunlight with escarpment views, free flowing with highly spec detailed interiors, large entertainers' alfresco with courtyard plus escarpment views, they provide comfort and convenience in abundance, just a 400m stroll from Balgownie village shops plus transport and approx. 900m from Balgownie Public School.

- Be the first to enjoy these stunning contemporary homes located in a quiet sunny position
- Quality throughout with sleek timber floorboards, ducted air, full Colorbond fencing
- Open lounge & dining area connecting to generous terrace and sunny wraparound yard
- Kitchen with stone benchtops and breakfast bar, storage to ceiling plus gas cooktop
- Stylish full bath and ensuite, robes throughout plus direct yard access from laundry

Villa 2 Council rates \$486.73pp approx.

**Inspect:**

Saturday, 21st September 2024 2:00 - 2:45

**Price:**

Price Guide \$1,350,000 - \$1,400,000



**Paul Piacentin**

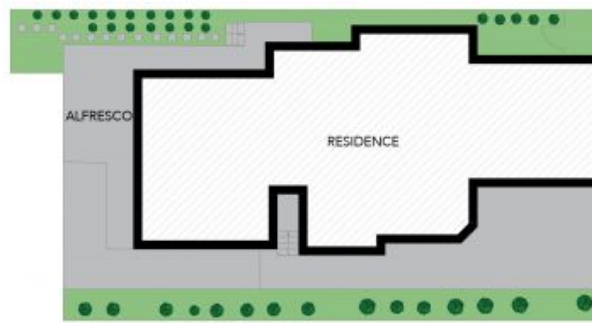
0411 754 884



**Aaron Dean**

0450 514 474

2/5 Ryan Street  
Balgownie



Site Plan



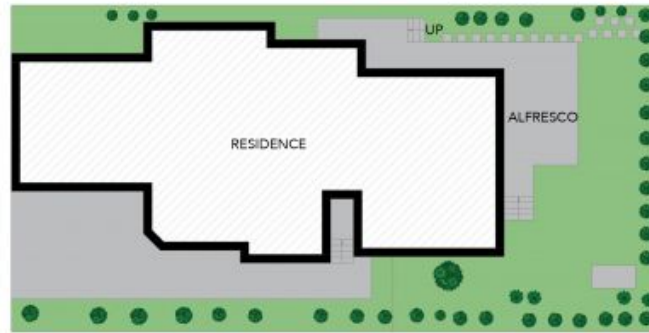
Ground Floor



The site plan and floor plan are not to scale; measurements are indicative and in metres. Bushes and trees 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



Site Plan



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