



4 Arvenis Crescent Balgownie, NSW



Tranquil and substantial family classic in a sought-after locale

Wonderfully spacious and versatile with a fantastic in/outdoor design, this impressive dual-level home ticks all the boxes. Providing three discrete living areas plus formal and informal dining, a renovated main bathroom, ducted air for year-round comfort and a great north to rear entertainers' backyard, it offers a prized lifestyle in a renowned Balgownie street with easy option to Balgownie Public School, park and the shopping village, all being within 700m.

- Classic design of home that never falls out of fashion ? just add your own touch
- Family room with wet bar, two beds including master with generous shared balcony
- Potential first floor option for second living quarters for in-law accommodation
- Huge downstairs lounge leading out to low-maintenance rear yard with pergola
- Bright gas-equipped kitchen with dishwasher, walk-in pantry and breakfast bar
- Beautiful main bath with tub; handy extra shower room, three built-in robes
- Brick lower level, top sundeck, oversized double garage with internal access
- Short stroll of approx. 650 metres to village cafes, shops and Balgownie Hotel

Inspect: Saturday, 21st September 2024 1:30 - 2:00
Auction: 12/10/2024 04:30 pm

Price: Auction



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4 Arvenis Crescent
Balgownie



Ground Floor



First Floor



Site Plan



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.