



24 Bootie Street Balgownie, NSW



Idyllic oasis in a tropical garden setting

A captivating hideaway complete with multiple living areas and expansive poolside entertaining, this four bedroom plus study home is any family's dream. Spanning a low-maintenance dual level design, and surrounded by lush greenery, it combines classic comfort with total privacy in a whisper-quiet foothills street approx. 7km north of the CBD and less than 1.5km from Balgownie village.

- Spacious, solid and versatile family opportunity in a picture-perfect address
- Formal and family living rooms, formal dining, separate home office or playroom
- Modern flow to vast undercover patio and pool fringed by palm trees and bushland
- Well-appointed kitchen with 900mm gas range, dishwasher + breakfast bench
- Renovated main bathroom with floating vanity, frameless shower and stylish tub
- Impressive king-sized master bed boasting a large ensuite and walk-in robe
- Built-ins through kids' beds, linen cupboard, double garage with internal access
- Easy access to shops + cafes and approx. 800m by foot to Balgownie Public School

The below rates are provided as a guide:
Council rates \$600.53pq approx.

Inspect: Saturday, 21st September 2024 11:30 - 12:00

Price: Contact Agent



Angela Bolton

0437 220 021

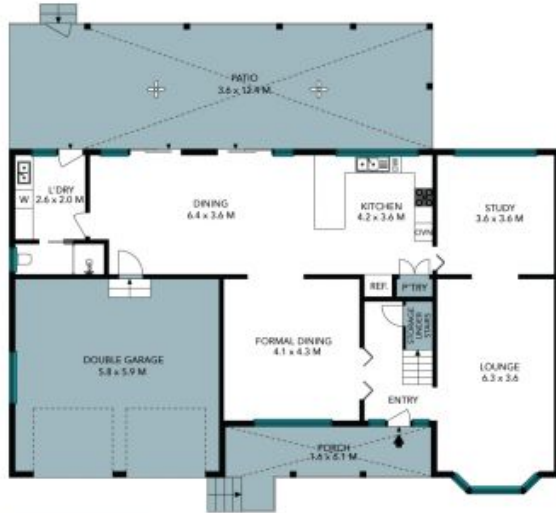


Darnell Haselau

0426 400 240

24 Bootie Street
Balgownie

STONE



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.

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Ground Floor



First Floor



The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.