



30 Ryan Street Balgownie, NSW

4 1 2 2

Spacious and modern family living of distinction

Impressive in size and scale, this four bedroom plus study property is a true Balgownie oasis ? providing plenty of creature comforts and the perfect floor plan for an avid entertainer. Complete with flowing in/outdoor design boasting low-maintenance finishes plus loads of natural light, a delightful rear pergola, and a wonderfully fresh feel throughout, it hums with the promise of sanctuary.

- Warm and inviting family home in the Balgownie Public School catchment zone
- Single-level layout with newly re-polished floorboards, new lighting, ducted A/C
- Sliding doors from both living areas and main bed to terrific undercover patio
- Waterfall-edge stone kitchen benchtops + breakfast bar, gas cooking, dishwasher
- Substantial master suite with dual robes; new carpet in bedrooms
- Full family bath plus guest W/C, under-house storage, ocean and escarpment views
- Convenient corner position with ample storage throughout
- Approx. 500m to village cafes, shops and transport, approx. 1.2km to freeway link

Inspect:

Thursday, 17th October 2024 5:00 - 5:30

Auction:

17/10/2024 05:30 pm

Price:

Auction Guide \$1,150,000



Jamie Pereira

0447 379 080



Sarah Ward

0400 439 602

30 Ryan Street Balgownie

INT : 179m²
EXT : 52m²



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.

