



30 Ryan Street Balgownie, NSW



### 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**

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**Sarah Ward**

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# 30 Ryan Street Balgownie

INT : 179m<sup>2</sup>  
EXT : 52m<sup>2</sup>

