



24 Angle Street Balgowlah, NSW

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Golden opportunity to secure both upper & lower duplex

Presenting a rare opportunity to secure a full upper & lower duplex comprising two spacious 146sqm (approx.) three-bedroom apartments in a prime lifestyle location, this substantial property is packed with potential and versatility. With each apartment offering house-like proportions and renovated kitchens and bathrooms, this fantastic property offers a range of enticing opportunities including renting out one and living in the other, combining the two to create one spacious home or rebuilding - the property also offers future development potential, with provisional plans in place (all STCA).

- Carport with covered access to front door plus driveway parking and expansive lock-up under-house storage
- Two separate entrances, both with enclosed gardens with child-friendly level lawns
- Footsteps to express buses and just a short walk to Stockland shopping village

Lower duplex:

- Original features including high decorative ceilings, fireplace surround, ceiling roses and leadlight window
- Soaring 3m ceilings

Inspect:

Saturday, 19th October 2024 11:00 - 11:30

Price:

Contact Agent

Council Rates: \$519.90 p/q



Chris Lewis

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Louise Ashdown

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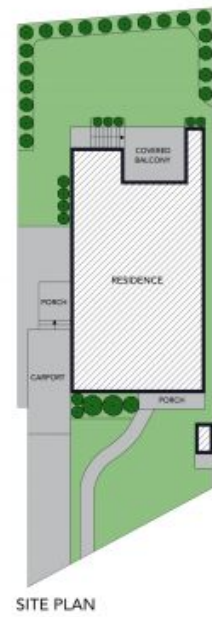


Internal Living: 263 sqm approx
 External Living: 28 sqm approx
 Total Living Area: 291 sqm approx

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.

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Total Living Area: 291 sqm approx

The site plan and floor plan are not to scale. Measurements are indicative and in metres. Balues and trees are placed for illustrative 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