



5/95 West Street Balgowlah, NSW



## The perfect first home or investment

Quietly set to the back of a boutique block of just eight in a leafy pocket, this bright, freshly-painted apartment is drenched in natural light courtesy of its northerly aspect and offers a sunny balcony and leafy district outlook. With just one common wall, neat and tidy kitchen and bathroom that offer the opportunity to update and add value, a lock-up garage on title and a super-convenient location close to buses, Balgowlah shopping village as well as beaches and reserves, this fabulous pad really hits the mark.

- Bright living dining with large picture windows and glass door onto sunny balcony
- Contemporary kitchen with plenty of storage
- Generous sunny covered balcony with leafy outlook
- Modern bathroom with laundry facilities
- North-facing master bedroom with built-in mirrored robes
- Good-sized second bedroom with built-in robes
- Well-maintained block with common gardens
- Lock-up garage on title

**Inspect:** Saturday, 9th November 2024 12:00 - 12:30

**Price:** Contact Agent



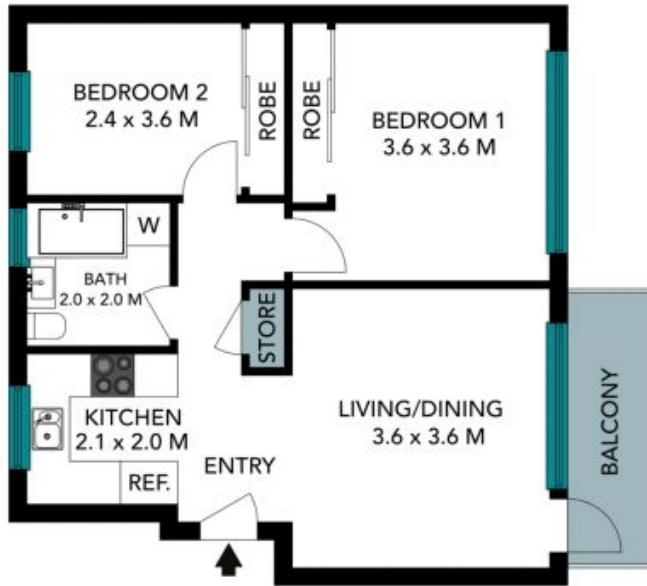
**Chris Elliott**

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(NOT IN POSITION)

Internal Living: 53 sqm  
External Living: 5 sqm  
Total Living Area: 58 sqm



The floor plan is not to scale, measurements are indicative and in metres. Exterior elements are not in position. 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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