



13/17 Russell Street Balgownie, NSW 3 2 2

### "Hamptons on Russell" Balgownie's boutique townhouses

With only 1 left, this is your last chance to purchase an architecturally designed (by DWA Architects) haven of your own. This boutique Hamptons inspired townhouse is now complete and ready to occupy. Ideal for downsizers, retirees and families alike, with gorgeous alfresco living with grass courtyard area, all to enhance your quality of living. Capturing idyllic views towards the escarpment, this boutique complex is an approx. 650m walk to Balgownie Village shops, cafes and restaurants plus public transport, 2km to Fairy Meadow shopping precinct and 3.2km to Fairy Meadow Beach.

- The remaining residence is designed to enhance and enjoy seamless indoor/outdoor living
- Hamptons styled design with sunny interior enveloped in an array of luxury appointments
- The kitchen is equipped with stone bench, quality Bosch appliances plus pantry
- Timber flooring, ducted air conditioning, timber staircase plus alarm system

Agent's interest disclosed.

**Inspect:** Saturday, 16th November 2024 11:00 - 11:30

**Price:** \$1,235,000



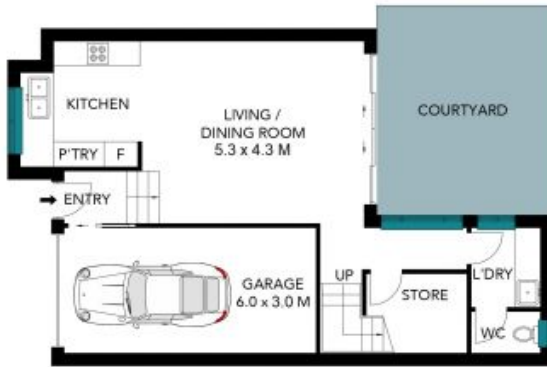
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**Sarah Ward**  
0400 439 602

13/17 Russell Street  
Balgownie

STONE



Ground Floor



(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)



First Floor



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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Site Plan

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