

71 Wanganella Street BALGOWLAH, NSW

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### Set on a private garden oasis with manicured level lawns

Fresh from a recent restyle, this bright and breezy family home provides an irresistible entry point into the local market. Hidden behind a high privacy fence and framed by tropical landscaped gardens, it boasts 409sqm of private child-friendly lawns and patios drenched in sunlight.

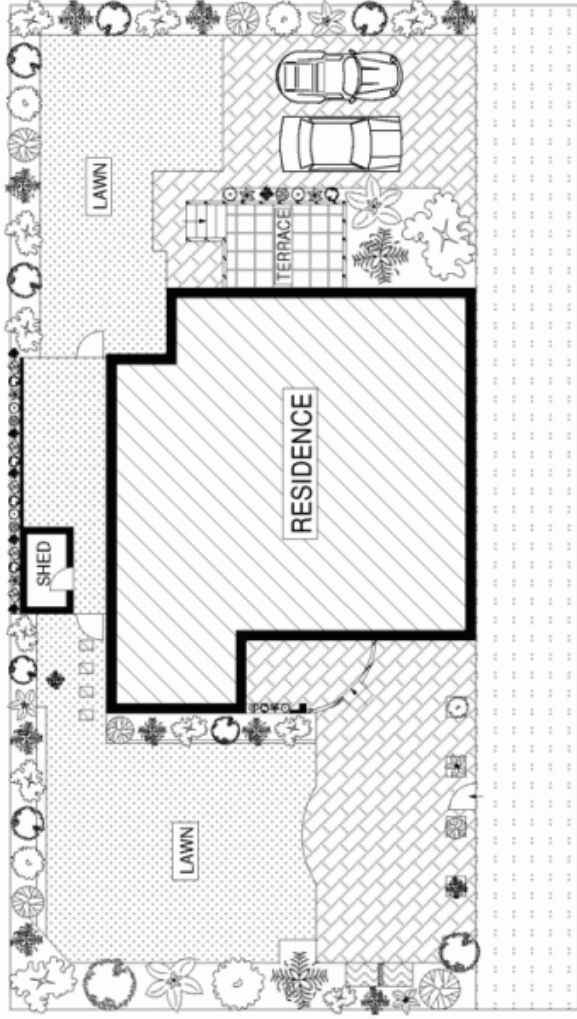
- Set on a private garden oasis with manicured level lawns
- Footsteps from beach or city buses, minutes from the city
- Equidistant stroll to either Seaforth or Balgowlah Shops
- Full brick and tile single level home set on a level 409sqm
- Separate lounge area warmed by a cosy open fire place
- Easy flow to private patio and gardens with water feature
- Large formal dining illuminated by a giant northern window
- Sleek white open plan kitchen with adjoining casual dining
- Three double bedrooms, two with built-ins, modern bathroom
- Two car spaces, polished timber floors, plantation shutters

**Price:**

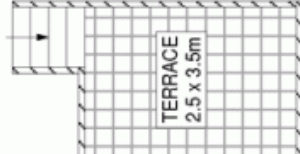
Over  
\$800,000

**Stone Manly**

02 8962 2200



SITE PLAN (NOT TO SCALE)



GROUND FLOOR

0 1 2 3 4 5  
Scale in metres. Indicative only. Dimensions are approximate.