



20 Eurella Avenue NORTH BALGOWLAH, NSW

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### An idyllic family haven in an unbeatable location

An enchanting family retreat nestled in a premier street, this beautifully presented single level residence has it all. Graced with two expansive living spaces and superb outdoor entertaining areas, only a level two minute stroll to the school and shops.

Set amid a private tranquil child-friendly garden oasis

Only a two minute stroll to the primary school or village

Vast formal living and dining space with a cosy fireplace

Family and casual dining area flow to covered garden deck

Modern open plan kitchen with gas stove and dishwasher

Double bedrooms with fans and built-ins, main with ensuite

Romantic garden, Artic Spa covered by a rustic timber cabana

Private level lawns, pristine established landscaped gardens

Prepared for immediate enjoyment and with scope to refresh

Two car spaces, timber flooring, three air conditioners

Price: Price guide over \$1,000,000

**Stone Manly**

02 8962 2200



SITE PLAN (NOT TO SCALE)



GROUND FLOOR

Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.



**McGrath**

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