



34 Bootie Street Balgownie, NSW



### Beautiful sanctuary, idyllic family neighbourhood

Blissfully positioned in the foothills of Illawarra Escarpment, this substantial residence is designed for functionality and to effortlessly respond to the needs of a growing family. Enjoying far-reaching views to the sea, the setting is not only tranquil, but also picturesque. The sunny 610sqm elevated block is in a quiet cul-de-sac, minutes to the heart of Balgownie Village.

- First time offered by original owners who adore this lovely haven built c1992
- Double storey floorplan features proudly presented formal/casual living areas
- Spacious kitchen equipped with timber cabinetry, dishwasher, gas cooktop
- Second lounge adjoins wet bar and guest suite, would make ideal granny flat
- Generous bedrooms, versatile parents' retreat/study, well appointed bathrooms
- Fenced north facing garden includes stretch of level lawn bathed in sunshine
- Outdoor entertaining space is perfect for barbecues and to keep an eye on kids
- Moments to Balgownie shopping village, local public school, parks and public transport

Council rates: \$493.46pq approx.



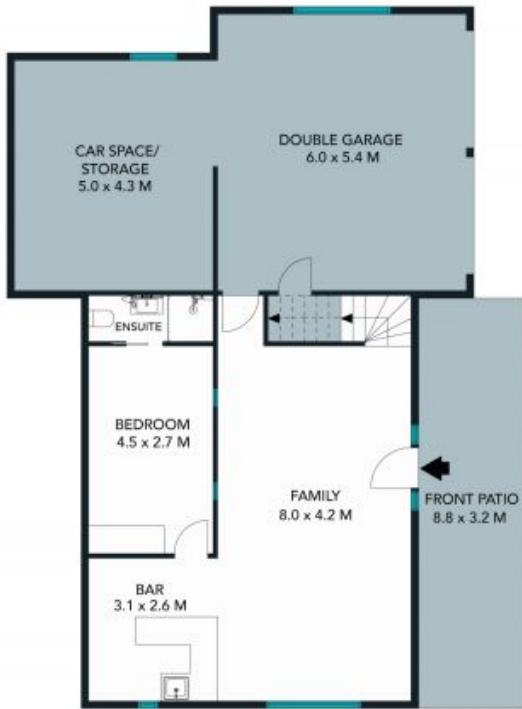
**Paul Piacentin**

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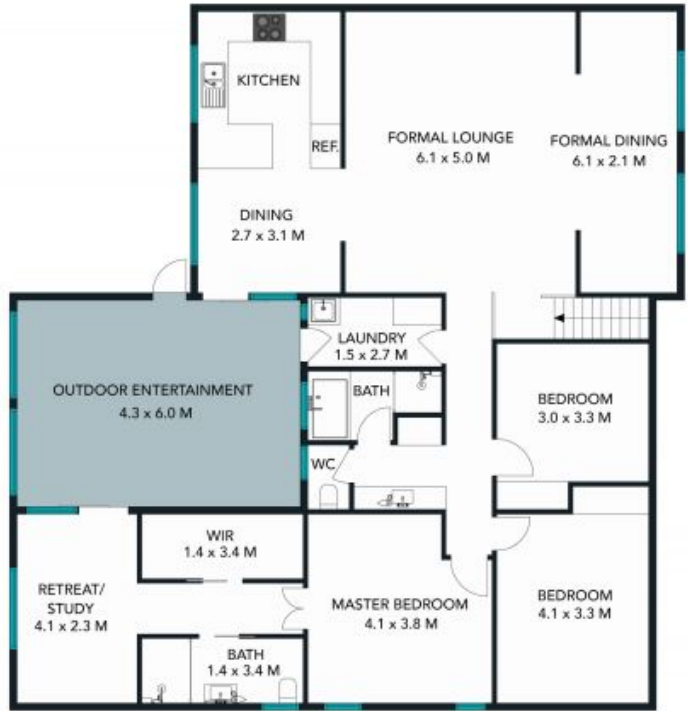


**Michael Farina**

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GROUND FLOOR



FIRST FLOOR

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.





GROUND FLOOR



FIRST FLOOR



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 stonerealestate.com.au

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