

31 Condover Street North Balgowlah, NSW

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### Dream Opportunity

Offering a fabulous opportunity to take advantage of this premium block in a much sought after location, this original 1943 single level residence is nestled in a truly enchanting lifestyle setting. Placed on 558sqm with near level rear yard adjoining grassy parkland and bushland reserve, it is hidden away just down the street from Condover Reserve and minutes from schools, village shops and beaches.

Design and fashion your dream home (STCA) in a bushland setting. The adjoining grassy reserve is a meeting place and safe play area for the neighbourhood children, and the adjoining creek and reserve provides a magical landscape for adventure and imagination.

Offered for sale on behalf of NSW Trustee and Guardian, this family oasis must be sold at Auction: Saturday September 28 at 3pm.

Dimensions: 12.19m x 45.72m

For more information call:

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Price: \$1,702,000



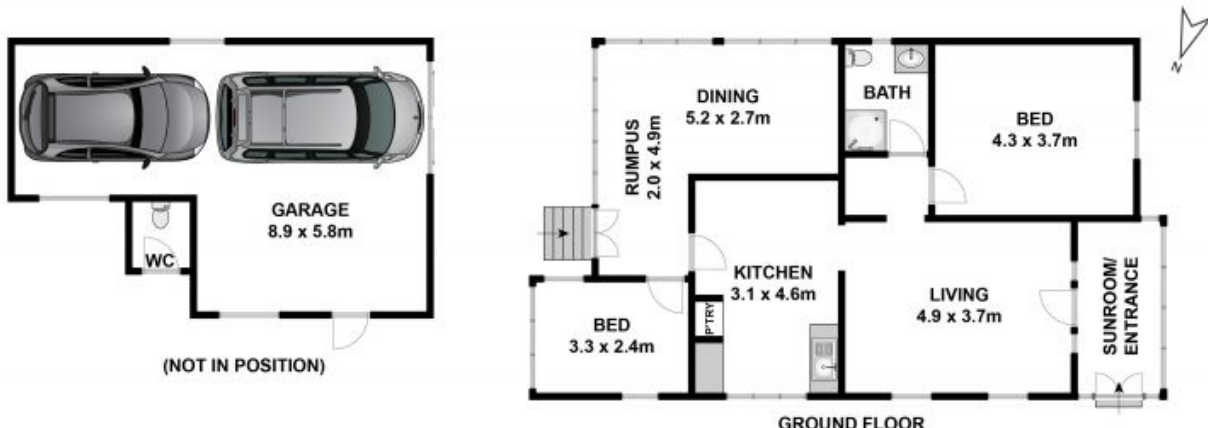
**Andrew White**

0406 753 362



**Melissah White**

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Approx House Area 96m<sup>2</sup>  
Approx Land Area 562m<sup>2</sup>

Whilst [barrm.com.au](http://barrm.com.au) has made every attempt to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only.

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