



25 Illalong Avenue North Balgowlah, NSW



### Entry level in prized golden triangle location

Flowing freely over two light filled levels with multiple living spaces offering flexible options for growing families, this well-presented residence offers the option to move straight in or refine with personal touches. Nestled on enclosed near level lawns and landscaped gardens, its exclusive address is a short stroll from the village, primary school and Manly Dam trails.

Price:

Auction Guide \$1,700,000



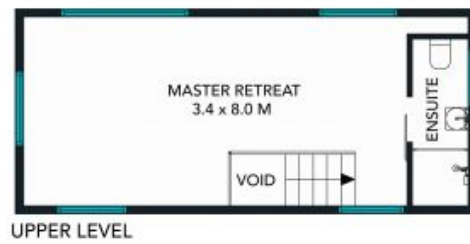
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The site plan and floor plan are not to scale, measurements are indicative and in metres. Shades and lines are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries. All other information provided has been collected from reliable sources but cannot be guaranteed for accuracy.



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MAIN LEVEL



UPPER LEVEL

The floor plan is not to scale, measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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