



21 Woolgoolga Street North Balgowlah, NSW



**Dual home opportunity - Private family entertainer with separate, modern 2 bedroom garden flat**

This versatile and spacious family home is blessed with light-soaked living and caters for those seeking home and income or home and business options. Boasting exceptional privacy for both residences, this property enjoys an idyllic position, moments to village shops, parks, city buses and North Balgowlah Public School.

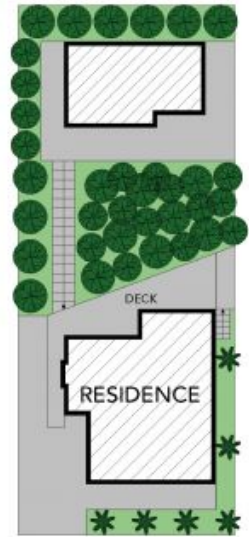
**Price:** \$1,850,000  
**Council Rates:** \$600.00 p/q  
**Water Rates:** \$260.00 p/q



**Louise Ashdown**  
 0414 764 108



**Chris Elliott**  
 0410 416 066



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

21 Woolgoolga Street, North Balgowlah

STONE



GROUND FLOOR



LOWER LEVEL



1ST FLOOR

This floor plan is not to scale, measurements are indicative and to assist. All features included in this 3D plan are for illustrative 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.

21 Woolgoolga Street, North Balgowlah



STONE