



34A Ryan Street Balgownie, NSW

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Stunning residence exudes modern sophistication

Perfectly proportioned to accommodate family or executive living, this impeccably presented residence spoils you with a contemporary lifestyle of sophisticated ambiance and blissful privacy. Enjoy unrivalled year-round entertaining as well as breathtaking views towards the ocean, district and escarpment. Positioned on a 663sqm level block close to Balgownie's shops and cafes.

- High ceilings and clerestory windows take advantage of fantastic backdrop
- Lounge and dining rooms with balconies enhanced by a voluminous open plan layout
- Sleek island kitchen provides 60mm CaesarStone benchtops and Blanco appliances
- Four bedrooms with built-ins, master boasts walk-in, ensuite and own balcony
- Stunning main bathroom features freestanding tub, shower and chic tiled flooring
- Media room, study/office, ducted air conditioning/vacuum, gas fireplace, C-Bus
- Courtyard with kids' play house, undercover terrace with pool and barbecue area
- Underhouse storage, 10, 000 litre water tank, easycare gardens, sizeable garage

Council rates: \$501.55pq approx.

Water rates: \$172.04pq approx.

Price: \$1,550,000



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The site plan and floor plan are not to scale; measurements are indicative and in metres. Boxes 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.



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.

34A Ryan Street, Balgownie



STONE