



1/7 Brighton Street Balgowlah, NSW 3  2  2 

### Sun drenched townhouse in lifestyle setting

Quietly set in a leafy enclave and one of just four in a contemporary boutique complex, this stylish tri-level townhouse offers a wonderful combination of space, comfort and generous outdoor living with a prized north-facing aspect. With just one owner since completion, this immaculately-maintained light filled home epitomises the relaxed beaches lifestyle in a fabulous walk-everywhere location.

**Price:** \$1,750,000  
**Council Rates:** \$314.00 p/q  
**Water Rates:** \$308.00 p/q  
**Strata Rates:** \$875.00 p/q



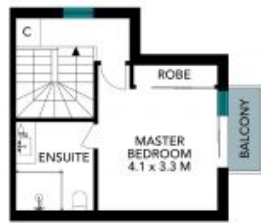
**Tracy Black**

0403 991 819



**Tim Mumford**

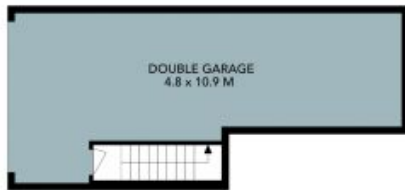
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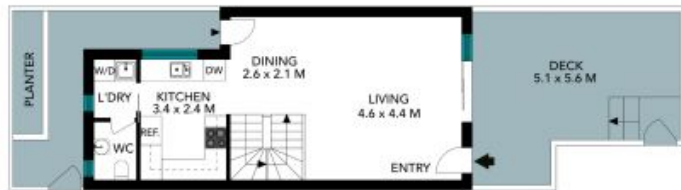
SECOND FLOOR



FIRST FLOOR



BASEMENT



GROUND FLOOR

INTERNAL SQM 155 APPROX

The floor plan is not to scale, measurements are indicative and in metres. Colour elements are not to position. 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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SECOND FLOOR



FIRST FLOOR



BASEMENT



GROUND FLOOR

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