



21 Valley Road Balgowlah Heights, NSW

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Exceptional opportunity in a prized address

Nestled upon a deep and generous 657.6sqm block is this solid brick two-storey home presenting an array of exciting possibilities to astute buyers. Ready to move in and enjoy with abundant scope to renovate, extend, or realise a dream family home via a knock down/rebuild project (STCA), this exceptional offering's enviable address is a short walk to village cafes, shops and local schools.

Price: Auction Guide \$2,200,000
Council Rates: \$541.90 p/q
Water Rates: \$137.25 p/q



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GROUND FLOOR



FIRST FLOOR



SITE PLAN

The site plan and floor plan are not to scale, measurements are indicative and in metres. Shades and lines are placed for illustrative 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.



GROUND FLOOR



FIRST FLOOR

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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