



25 Ian Bruce Crescent Balgownie, NSW

4

3

2

Desirable home set in a highly sought after location

Perfectly suited for executive and family living, this impeccably presented residence is a celebration of impressive entertaining spaces and modern features. Positioned close to the popular Balgownie Village and just around the corner from the Balgownie Public School, the entire family will love living here.

- Expansive floorplan enhanced by upstairs and downstairs living areas
- Immaculate family room opening onto the huge deck with ocean views
- Stylish kitchen fitted with gas cooking, dishwasher and new black tapware
- Master bedroom boasts walk through robes, ensuite and feature lighting
- Main bathroom designed with separate tub, shower and floor-to-ceiling tiles
- Downstairs features a huge home office plus guest bedroom with its own ensuite
- Level backyard perfect for the kids, built in BBQ area and gated car parking area

Council rates \$508.31pq approx.

Water rates \$172.04pq approx.

Price:

\$1,400,000



Sarah Ward

0400 439 602



Paul Piacentin

0411 754 884



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

25 Ian Bruce Crescent, Balgownie

| | | |
|---------|---|-------------------|
| INT | : | 167m ² |
| EXT | : | 147m ² |
| CARPORT | : | 19m ² |

