



25 Ian Bruce Crescent Balgownie, NSW

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**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.

**Price:** \$1,400,000



**Sarah Ward**  
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The site plan and floor plan are not to scale. Measurements are indicative and in metres. Bathes and trees 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.

## 25 Ian Bruce Crescent, Balgownie

INT : 167m<sup>2</sup>  
 EXT : 147m<sup>2</sup>  
 CARPORT : 19m<sup>2</sup>

