

41 Chalmers Street Balgownie, NSW

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### An ideal lifestyle address with potential to capitalise

Opportunity awaits for those looking to redevelop, this tidy home offers the flexibility to enjoy now and transform later (STCA). It welcomes district views from an expansive 1,006sqm allotment, with Balgownie Public School, transport, cafes and village shops just steps away. This appealing property offers the chance to live a quiet suburban lifestyle while benefiting from easy access to beaches and the Wollongong CBD.

Price: \$1,152,000



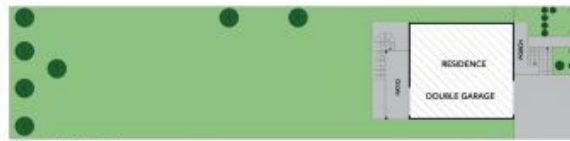
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SITE PLAN



1ST FLOOR



GROUND FLOOR



The site plan and floor plan are not to scale, measurements are indicative and in metres. Paths 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.

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1ST FLOOR



GROUND 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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