



35 Balfour Street Fairy Meadow, NSW

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### Idyllic sunlit position with gorgeous views

Capturing a desirable northerly aspect with views to the escarpment, this classic weatherboard home is ideal for first time buyers, investors or developers for dual occupancy potential (STCA). Rich in old world charm and ready to move in and enjoy as is, with scope to add further value. Representing an excellent lifestyle opportunity and positioned in a peaceful pocket of Fairy Meadow, close to local shops, schools, parks and beaches.

- Interiors presented in immaculate original charm, freshly painted throughout
- Oversized open living with polished floorboards and retro timber panelling
- Tidy kitchen and dining area which connects to the outside established gardens
- High ceilings plus air conditioning/gas heating points for comfort in all seasons
- Offering a drive through tandem garage with internal and yard access
- Generous level backyard provides plenty of space to execute your creative vision
- Perfect opportunity for young couples to enter tightly-held Fairy Meadow market
- Wide 16.15 metre frontage offers development potential for dual occupancy (STCA)

Price:

\$1,260,000



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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.

35 Balfour Street, Fairy Meadow



STONE



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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STONE