



25a Illalong Avenue North Balgowlah, NSW



Contemporary living in prized golden triangle location

Flowing freely over a single level offering flexible options for growing families or downsizers; this immaculately renovated residence offers the option to move straight in and enjoy. Nestled on enclosed near level lawns and landscaped gardens, its exclusive address is a coveted 5 minute stroll from the village, primary school and Manly Dam trails.



Louise Ashdown

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Internal Living: 120 sqm
External Living: 42 sqm
Total Living Area: 162 sqm



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



Site Plan



Internal Living: 120 sqm
External Living: 42 sqm
Total Living Area: 162 sqm

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.