



19 Illalong Avenue North Balgowlah, NSW



Incredible opportunity in the "Golden Triangle"

A rare find in this highly sought-after, family-friendly suburb, this undercapitalised home in original condition offers a great opportunity to renovate or rebuild and capitalise on this prized lifestyle location. Set on a near-level 645sqm block in North Balgowlah's 'golden triangle' with ocean views, this family home is absolutely brimming with potential.

Price: Auction Price Guide \$2,900,000

Council Rates: \$598.40 p/q

Water Rates: \$150.99 p/q



Louise Ashdown

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19 Lilialong Avenue
North Balgowlah

STONE



Ground Floor



1ST Floor



Site Plan

Internal Living: 155 sqm
External Living: 52 sqm
Total Living Area: 207 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.

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