



13 Garraween Avenue North Balgowlah, NSW 4 3 2

Spacious family home in sought-after setting

Ideally positioned in North Balgowlah's sought-after 'golden triangle' within easy reach of village shopping, buses and close to Manly Dam bushwalks and mountain biking trails, this renovated home encompasses a family-friendly layout with plenty of flexible space for a growing family. More than just a home this appealing property offers an enviable family lifestyle.

- Light and spacious open plan living dining extending out to covered al fresco entertaining area
- Enclosed backyard with level lawn, in-ground pool and easy-care tropical-style gardens
- Spacious Caesarstone kitchen with gas cooktop and stainless steel appliances
- Double bedrooms with built-in robes and ceiling fans
- Master suite with built-in robes, ensuite, air conditioning and private balcony
- Large downstairs guest or teen bedroom plus separate study/home office
- Extra large garage or multi-purpose studio space, plenty of off street parking
- Appealing facade, timber fence with auto gate and covered bullnose verandah

Council Rates: \$463.86 p/q
Water Rates: \$149.35 p/q



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SITE PLAN



FIRST FLOOR



GROUND FLOOR

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.

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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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