



71a Wanganella Street Balgowlah, NSW

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Renovated family sanctuary bathed in sunshine

Beautifully private, this bright and spacious family home enjoys a peaceful setting tucked away right in the heart of Balgowlah. Newly-renovated and perfectly-oriented to optimise its ideal northerly aspect, this lovely home is ready to move in and enjoy immediately. Families will adore the versatility offered by the ground floor self-contained living and securely-enclosed sunny garden, tailor-made for relaxed beaches-style entertaining and family living.

Price: \$2,400,000
Council Rates: \$438.50 p/q
Water Rates: \$149.35 p/q



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71A Wanganella St
Balgowlah



Ground Level



1st Level

Internal Living: 204 sqm
External Living: 16 sqm
Total Living Area: 220 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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Site Plan



Ground Level



1st Level

Internal Living: 204 sqm
External Living: 16 sqm
Total Living Area: 220 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.