



5 Garraween Avenue North Balgowlah, NSW



### Superb as-new family home that ticks every box

If you're looking for the ideal family home with absolutely no compromises, the search ends right here. Just eight years young, this bright and spacious abode delivers all the ingredients for an easy, super-comfortable family lifestyle. With a private level backyard, heated pool, fabulous living and entertaining spaces, separate study and generous family accommodation, this sensational home is guaranteed to win your tribe's hearts.

**Price:** \$3,710,000  
**Council Rates:** \$586.00 p/q  
**Water Rates:** \$149.35 p/q



**Louise Ashdown**

0414 764 108



**Chris Elliott**

0410 416 066



Internal Living: 240 sqm  
External Living: 17 sqm  
Total Living Area: 257 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.

5 Garraween Ave  
North Balgowlah



Internal Living: 240sqm  
External Living: 17 sqm  
Total Living Area: 257 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.