



34 Coramba Street North Balgowlah, NSW

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North Facing Entry Level Gem with Potential

With its elevated setting affording a tranquil and leafy district outlook, this renovated single-level family home with prized rear-to-north aspect offers a practical, flowing floorplan for comfortable and immediate liveability as well as potential to renovate and add value (STCA). This tightly-held suburb offers a welcoming family-friendly community in a peaceful setting embraced by bushland and close to the coast.

Price: \$2,140,000
Council Rates: \$543.30 p/q



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Internal Living: 140 sqm
External Living: 16 sqm
Total Living Area: 156 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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North Balgowlah



GROUND LEVEL

Internal Living: 140 sqm
External Living: 16 sqm
Total Living Area: 156 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.