

22 Ian Bruce Crescent Balgownie, NSW 3  2  1 

**SOLD BY STONE REAL ESTATE | SARAH WARD & BENJAMIN SAYERS**

**Price:** \$1,010,000

Panoramic views towards the Pacific Ocean

Occupying a commanding, elevated position with panoramic views across Balgownie and towards the Pacific Ocean, this pristinely renovated home has nothing left for you to do, except to move in and enjoy. With exceptional flow between indoor and outdoor living zones and an abundance of natural light, entertain family and friends with ease or simply enjoy the outlook, peace and privacy. With the cafes, restaurants and boutique shops of Balgownie Village only a short walk away, a truly enviable lifestyle awaits.

- Crisply renovated throughout with polished timber floors across multiple living zones
- Outstanding covered alfresco entertaining area capturing stunning ocean views
- Well-equipped kitchen with a leafy outlook, plus ample cabinetry and bench space
- Grassed back yard; ceiling fans; air conditioning; natural light aplenty
- Three well-proportioned bedrooms serviced by a renovated, fully-tiled bathroom



**Sarah Ward**

0400 439 602

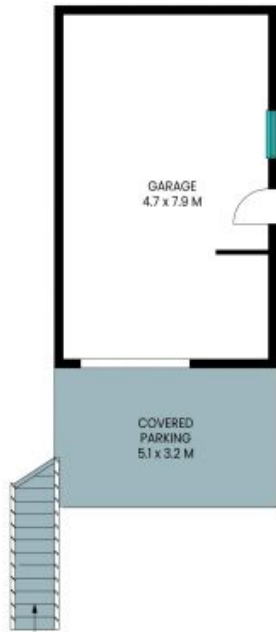


**Benjamin Sayers**

02 4228 1622

# 22 Ian Bruce Crescent, Balgownie

INT : 125m<sup>2</sup>  
EXT : 43m<sup>2</sup>  
GARAGE : 37m<sup>2</sup>



Lower Level



Upper Level

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.

