



7 Illalong Avenue North Balgowlah, NSW



## TWO Spacious, Modern Townhomes on ONE Title

Occupying a super convenient position within a suburb in demand for its family-focused community with highly-regarded primary school, stunning bushland surrounds and proximity to beaches, this exceptional property offers a unique opportunity. With two spacious and modern architecturally-designed townhomes to be sold together, this rare opportunity offers plenty of versatility for buyers. Together, the two homes are ideal for extended family living, to live in one and rent the other out or to potentially convert to Strata title (STCA).

- Both townhouses on the same title - must be sold together
- Rear townhouse: three generous bedrooms plus study or fourth bedroom; covered parking plus additional off-street parking space
- Front townhouse; three generous upstairs bedrooms
- Both townhomes offer two separate living areas with lower living flowing out to two outdoor entertaining terraces and beyond to level lawns and private gardens
- Contemporary design to maximise light and space ; highly-specified solid construction
- Master bedrooms with own balcony, walk through robe plus shower ensuite- New carpet and freshly painted throughout; double-glazed glass and underfloor heating; new fences and gat...

**Price:** Price Guide \$4,400,000

**Council Rates:** \$784.30 p/q

**Water Rates:** \$586.88 p/q



**Louise Ashdown**

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7 Illalong Avenue  
North Balgowlah

STONE



Upper Floor



Ground Floor

Internal Living: 253 sqm.  
External Living: 129 sqm.  
Total Living Area: 382 sqm.



The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. 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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