



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).

Price: Contact Agent

Council Rates: \$784.30 p/q

Water Rates: \$586.88 p/q



Louise Ashdown

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Chris Lewis

0431 179 861

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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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.

