



12c Boronia Street North Balgowlah, NSW 3 1

**Auction in office at 9am Saturday - Registration from 8.30am**

Privately tucked away in a laneway running off the end of a cul de sac, this charming freestanding cottage offers a fantastic alternative to apartment living. Set over a single level with open plan living/dining flowing out to a private and leafy north-facing backyard with paved entertaining area and level lawn, this light-filled home offers a great opportunity for first home buyers and downsizers.

- Spacious kitchen with dishwasher and gas cooktop
- Open plan living/dining with bi-fold doors to terrace and garden
- Generous-sized bedrooms, two with built-in robes
- Modern bathroom with separate bath and shower plus separate WC
- Child and pet-friendly, fully-fenced backyard with lock-up shed
- Potential for off-street parking
- Conveniently close to transport, schools, shopping, cafes, restaurants and beaches

**Price:** Auction | Contact Agent  
**Council Rates:** \$444.70 p/q  
**Water Rates:** \$254.18 p/q



**Louise Ashdown**  
0414 764 108



**Todd Baker**  
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12C Boronia Street  
North Balgowlah



Site Plan

Internal Living: 103 sqm  
External Living: 13 sqm  
Total Living Area: 116 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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