



2 Balfour Street Wollstonecraft, NSW 4 1 3 2

### Furnished modern federation house

Furnished federation house located at the end of a cul-de-sac enjoys four bedrooms, three bathrooms, two studies and two livings spaces. This property has beautiful original features, high ceilings and quality renovations throughout.

A short walk to shops and cafes at St Leonards and Crows Nest, as well as Wollstonecraft and St Leonards train stations. Plus bus to city from River Rd. Close proximity to a range of private and public schools and Mater and Royal North Shore Hospitals.

- Large open plan living room with separate lounge and dining areas opening out to entertainers deck and pool area
- Gourmet kitchen with European appliances including three ovens, dishwasher & built-in fridge flowing straight out onto entertainers deck
- Sparkling sundrenched inground pool, cabana with motorised louvre roof
- Main bedroom with built-ins and bay window sitting area ? King electric bed
- 2nd bedroom (built-in) & 3rd bedroom (under stair storage) ? King and Queen beds
- Second study off kitchen...

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**Price:** \$3200 per week  
**Available Date:** 24/06/2024



**Casey Kowalczyk**  
02 9439 3488

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FLOOR PLAN  
ALL DIMENSIONS AND LAYOUT ARE APPROXIMATE ONLY.  
NO GUARANTEE OR LIABILITY WILL BE ACCEPTED FOR  
RELIANCE PLACED ON IT.