



19 Ian Bruce Crescent Balgownie, NSW



## Entertainer's delight

This home provides an exemplary family opportunity, complete with multiple living areas over dual levels, pleasant leafy views and ocean glimpses, and a prestigious address, walking distance from Balgownie Public School and Balgownie Village.

- Comfortable residence with a spacious grassed yard on approx. 739.8sqm of land
- Inviting lounge plus formal and casual dining areas, downstairs rumpus area
- Well-maintained kitchen featuring a dishwasher and dual sinks
- Two bedrooms with robes including generous main; ample storage throughout
- Spotless family bath with tub + shower and laundry chute, indoor sauna, A/C upstairs, garage option
- In ground swimming pool, newly painted pool with brand new filter
- Moments to cafes, shops, bus stop, and freeway link, short drive to beaches and Wollongong CBD, plus 1 hour drive (approx.) to Sydney

Council rates \$535.21pq approx.  
Water rates \$158.45pq approx.

**Inspect:** Monday, 29th April 2024 4:00 - 4:30

**Price:** Price Guide \$1,150,000



**Jamie Pereira**

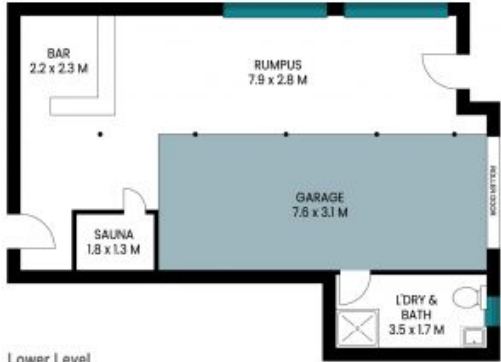
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**Sarah Ward**

0400 439 602

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Balgownie



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.