



2 Tolson Place Balgownie, NSW

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Ultimate family grandeur and luxury

Certainly one of the finest homes in Balgownie ? and indeed, in all of Wollongong ? this opulent residence is a true masterpiece of executive design. Flaunting vast, light-filled living spaces, sumptuous outdoor entertaining and magical escarpment views, it embraces lifestyle excellence on a commanding 646.4sqm (approx.) corner block moments from cafes and shops, leafy parks and Wollongong CBD transport.

- Exclusive dual-level opportunity of sumptuous scale, sunlight and modern style
- Sunken lounge with void, plus rumpus, dining + teen retreat ? approx. 377sqm internally
- Idyllic balconies, courtyard and covered deck, low-maintenance manicured gardens
- Chic kitchen showcasing 40mm stone benchtops and adjacent breakfast room
- Master quarters with walk-through robe to ensuite and large private alfresco
- Family spa bath, ducted A/C, alarm, DLUG with internal access, brick build
- Prime secluded setting minutes from both Balgownie + Tarrawanna village centres
- Stroll to buses and local childcare, approx. 1.2km to Tarrawanna Public School

Council rates \$681.45pq approx.

Price: Price Guide \$2,050,000 - \$2,150,000



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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.

