

10a Winsome Avenue North Balgowlah, NSW 3 1 3

### Relaxed Coastal Charm Meets Modern Family Living

Tucked away in a quiet, residential cul de sac, this freestanding single-level weatherboard home has a charming coastal aesthetic and promises peace and privacy in a location that offers close proximity to shops, bus transport and schools, as well as easy access to beaches. Renovated throughout, this delightful hideaway is positioned at the top of a battleaxe block with its own exclusive-use driveway and nestled on a generous 696sqm block. Ready to move in and enjoy now, it offers a great opportunity to secure a family home in sought-after North Balgowlah as well as potential to extend and add value (STCA).

- Enchanting , fully-fenced garden with child-friendly lawn and low maintenance gardens
- Appealing weatherboard facade with wraparound verandah
- Contemporary Caesarstone kitchen with breakfast bar and European appliances; Euro-style laundry
- Plenty of storage in the attic with internal access via an attic ladder
- Smart lighting, ceiling speakers and cat6 network cabling throughout

**Inspect:** Wednesday, 1st May 2024 1:00 - 1:30  
 Saturday, 4th May 2024 2:30 - 3:00  
**Auction:** 04/05/2024 03:00 pm

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**Price:** Auction Guide \$2,500,000  
**Council Rates:** \$611.01 p/q  
**Water Rates:** \$171.41 p/q



**Louise Ashdown**  
 0414 764 108

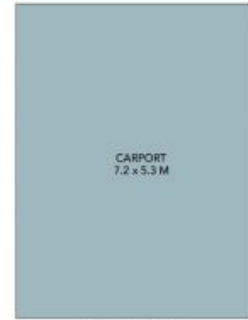


**Chris Lewis**  
 0431 179 861

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Site Plan



Internal Living: 97 sqm  
External Living: 56 sqm  
Total Living Area: 153 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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