



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: Saturday, 11th May 2024 1:00 - 1:30

Price: Contact Agent
Council Rates: \$611.01 p/q
Water Rates: \$171.41 p/q



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Site Plan



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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The floor plan is not to scale, measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.