



1/33 Kembla Street Balgownie, NSW      3      3      2

### Prestige entertainer in a convenient street

An executive haven boasting glamorous designer looks throughout, and offered complete with a terrific entertainers' yard, this luxury home is perfect for a young family seeking all the bells and whistles or anyone looking to upsize (or downsize) in style. Enjoy its idyllic privacy in the landscape, scenic ocean and escarpment views, and easy access to transport, the freeway and Balgownie village.

- Beautiful dual-level residence crafted for exquisite contemporary comfort
- Spacious lounge/dining, spotted gum floors, custom floating timber staircase
- Corner-set stacker doors opening to generously sized north-facing balcony
- Stunning front alfresco with pizza oven/roisserie, deck and child-friendly lawn
- Stone benchtops and breakfast bar, Smeg dishwasher + self-cleaning oven
- Tranquil master quarters nestled on main level with ensuite and walk-in robe
- Gas fireplace, ducted A/C upstairs, alarm system, attic storage, double garage
- Blue-chip lifestyle ? stroll to shops and cafes, moments to Balgownie Public School

Council rates \$448.86pq approx.  
Water rates \$158.45pq approx.

Price:      Price Guide \$1,249,000 - \$1,299,000



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Ground Level



Upper Level

The site plan and floor plan are not to scale, measurements are indicative and in metres. Gardens 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.

