



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 professional couple seeking a stylish home haven in a sought after family suburb. Its setting is mere moments from Balgownie village and is complemented by idyllic privacy, plus scenic ocean and escarpment views. The freeway entry point and University of Wollongong are within easy access, as are close by transport links to Wollongong CBD and its hospital precinct, making this property a convenient lifestyle escape.

- 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

Council rates \$448.86pq approx.

**Inspect:** Saturday, 11th May 2024 10:15 - 10:45

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



**Sarah Ward**

0400 439 602



**Jamie Pereira**

0447 379 080



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.

