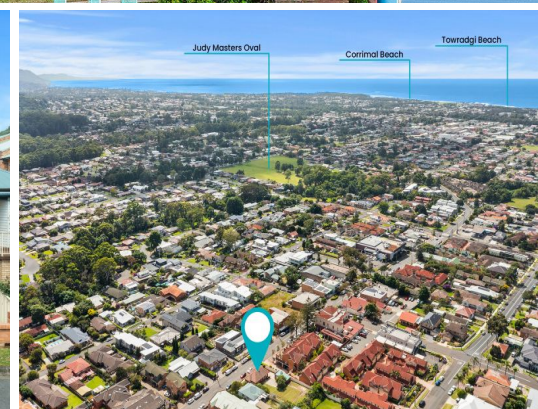
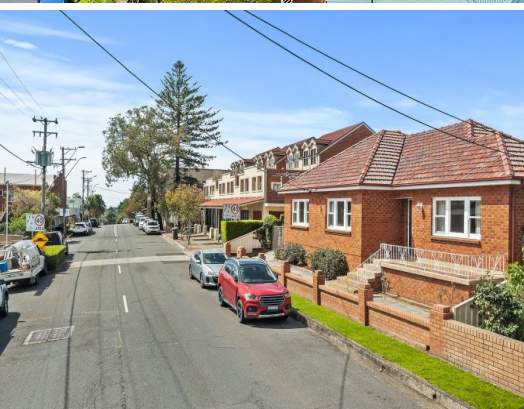


STONE



149 Balgownie Road Balgownie, NSW

3 1 1

**SOLD BY STONE REAL ESTATE | PAUL PIACENTIN & AARON DEAN**

**Price:** \$1,910,000

Unmatched village setting - 20 metre frontage, ready for development (STCA)

Almost as close to the action as you can get, this potential packed property lacks for nothing in Balgownie village lifestyle appeal. An exceptional development opportunity (STCA) on 1,011.58sqm of land complete with wide sunny north facing frontage plus escarpment views, it sits within metres of cafes and the local shopping village amenities plus CBD buses plus only minutes stroll to the local parks with playgrounds and Balgownie primary school.

- Village gateway address with all main street amenities right on the doorstep
- Brick circa 1950s home featuring large and separate lounge plus dining room
- Large timber kitchen, solid original bathroom, storage/cellar space, lock-up garage
- Great renovator, or start again for luxury rebuild plus development opportunity (STCA)
- Neighbourhood parks and playgrounds, restaurants and bakery only moments away



**Paul Piacentin**

0411 754 884

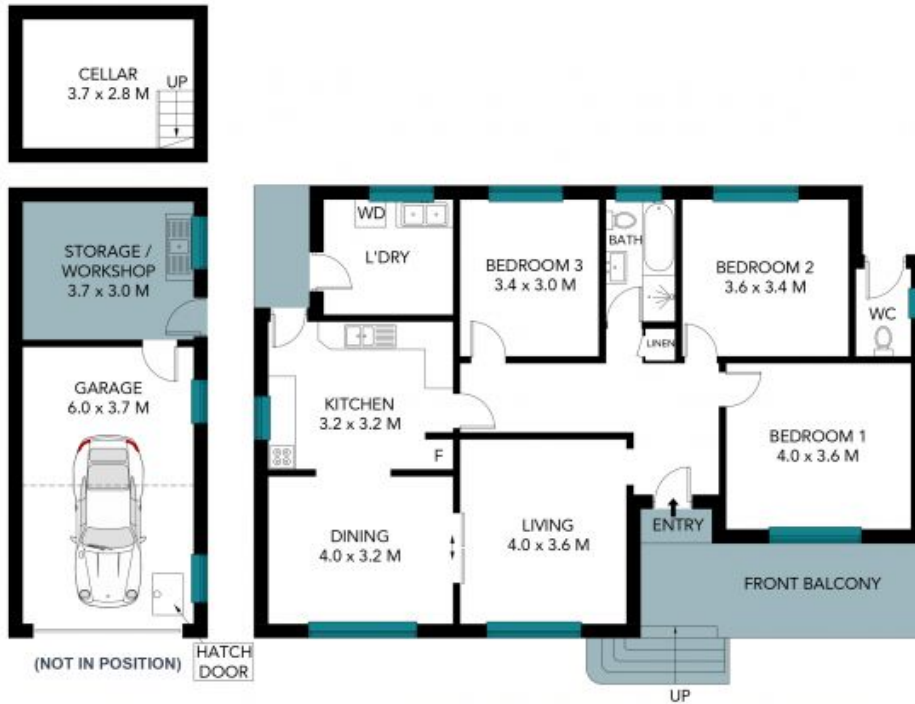


**Aaron Dean**

0450 514 474



149 Balgownie Road  
Balgownie



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.