

STONE



25a Kitchener Street Balgowlah, NSW

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## Easy Living Torrens Title Townhome

With its house-like proportions, generous-sized bedrooms, multiple living spaces and fabulous alfresco entertaining area flowing onto a large level backyard, this sensational Torrens title townhome is one of just two and offers the ultimate easy-living family retreat. Conveniently positioned in a location that's all about lifestyle, this bright and spacious home enjoys close proximity to local cafes and shopping, as well as schools, beaches and express city buses.

- Open plan living/dining with bi-fold doors opening out to alfresco entertaining area
- Contemporary Caesarstone kitchen with gas cooking, Bosch dishwasher and walk-in pantry
- Separate study/home office or potential 4th bedroom downstairs
- Additional downstairs living/media room; guest powder room plus Euro-style concealed laundry
- Air-conditioned master suite with wall-to-wall built-in robes, modern ensuite and private balcony overlooking garden
- Upstairs living area, ideal as a kids/teen retreat

**Price:** Auction Guide \$2,350,000

**Council Rates:** \$533.90 p/q

**Water Rates:** \$171.41 p/q



**Chris Lewis**

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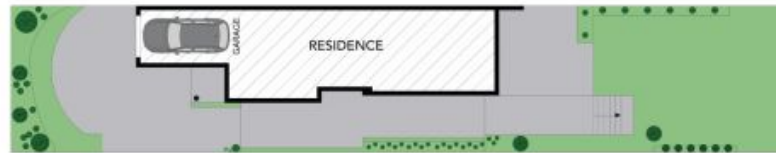
**Louise Ashdown**

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Site Plan



1st Level



Ground Level

Internal Living: 154 sqm  
External Living: 45 sqm  
Total Living Area: 199 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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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.