



24 & 24a Angle Street Balgowlah, NSW

6 3 2

Golden opportunity to acquire full duplex with two apartments

Offering a rare opportunity, this upper and lower duplex includes two spacious three-bedroom apartments, each approximately 146sqm, in a highly desirable lifestyle setting. Both generously-sized apartments boast renovated kitchens and bathrooms and, with their house-like layouts, promise exceptional flexibility and potential. The property is brimming with potential and options about ? rent one out while living in the other, combine them into a single large home or consider a rebuild. There's also potential for future development, supported by provisional plans (STCA).

Price: Contact Agent
Council Rates: \$519.90 p/q
Water Rates: \$169.03 p/q



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LOWER GROUND FLOOR

GROUND FLOOR

2ND FLOOR

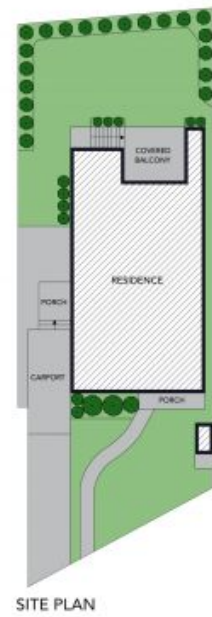
Internal Living: 263 sqm approx
 External Living: 28 sqm approx
 Total Living Area: 291 sqm approx

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.



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 Total Living Area: 291 sqm approx

The site plan and floor plan are not to scale, measurements are indicative and in metres. Balues and trees are placed for illustrative 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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