



22 Ian Bruce Crescent Balgownie, NSW

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**SOLD BY STONE REAL ESTATE | SARAH WARD & LETTIA GAVIN**

Price:

\$1,170,000

Panoramic views towards the ocean



**Sarah Ward**

0400 439 602

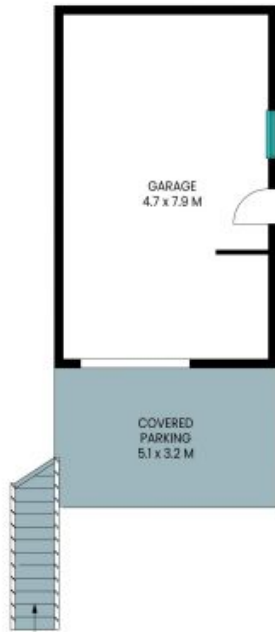


**Lettia Gavin**

0477 633 258

# 22 Ian Bruce Crescent Balgownie

INT : 125m<sup>2</sup>  
EXT : 43m<sup>2</sup>  
GARAGE : 37m<sup>2</sup>



Lower Level



Upper Level

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.

