

26 Abingdon Street North Balgowlah, NSW



The perfect starter family home

Enjoying a quiet cul-de-sac setting and positioned on a generous 663sqm block, this charming, immaculately maintained home has been held and loved by the same family for more than 50 years. Set on the high side of the street in a sought-after pocket bordered by beautiful Manly Dam bushland, this partially renovated home offers comfortable living now with just the right amount of potential to update or extend (STCA) and capitalise on the family-friendly lifestyle location.

Price: Auction Guide \$2,300,000 - unless sold prior
Council Rates: \$792.40 p/q
Water Rates: \$284.21 p/q



Louise Ashdown

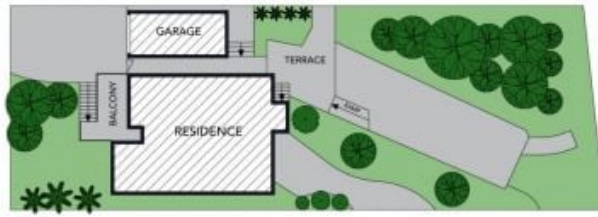
0414 764 108



Chris Elliott

0410 416 066

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Site Plan



(NOT IN POSITION)



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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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.