



STONE



8 Eileen Street North Balgowlah, NSW

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## Potential and Convenience

Packed with potential and offered in largely original condition, this brick single level home presents a rare entry level opportunity to secure a foothold in sought-after, family-friendly North Balgowlah and write its next chapter. While the home is ready for its next evolution, it remains liveable, allowing the new owners to renovate, reimagine or rebuild at their own pace. With separate living and dining areas, a sunroom, master bedroom with built-in robes, double lock-up garage and plenty of outdoor space for children to play, this is an opportunity to invest not just in a property, but also in an enviable lifestyle and location.

**Price:** Under Contract

**Water Rates:** \$201.90 p/q



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8 Eileen Street  
North Balgowlah



Site Plan



Ground Floor

Lower Ground

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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Ground Floor



Lower Ground

Internal Living: 134 sqm  
External Living: 14 sqm



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.