

**1/17A Ryan Street, Balgownie, NSW 2519**

**Villa For Sale**

Monday, 8 January 2024

1/17A Ryan Street, Balgownie, NSW 2519

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Villa**



Jake O'Connor  
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Sean O'Connor

## **Auction Guide \$650,000**

Exceptionally warm and inviting with its generous proportions, practical layout and meticulous, easy-care finish, this lovely two-bedroom villa provides a delightful haven. A fantastic alternative for the apartment hunter, it offers peace and privacy in abundance; it's a classic sanctuary vibe that's wonderfully enhanced by scenic outlooks to the Illawarra escarpment. Accessed via the master bed, the gorgeous wraparound courtyard is the only place to be on a leisurely summer's day. Pairing all the basics of modern comfort with a prized village lifestyle, this is Balgownie charm at its affordable best. Low-maintenance single level home with windows on three sides. Generously sized lounge, shutters and polished pine floors throughout. Bright and cheerful eat-in kitchen capturing the beautiful view. Main bedroom opens through sliding glass door to deck + gardens. Large bathroom with tub, internal laundry, built-in robes, parking space. Vast under-house storage perfect for surfboards, tools etc – a rare bonus. Superb opportunity for the downsizer, small family or new buyer. Prime setting in the sought-after Balgownie Public School catchment. Stroll up to cafe strip and shops, pub, parks and CBD transport.