

# 1/25 Camden Street, Balgownie, NSW 2519

## Townhouse For Sale

Tuesday, 23 April 2024

1/25 Camden Street, Balgownie, NSW 2519

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: Townhouse**



Simon Scholtens  
0418689609

**\$760,000 - \$780,000**

OPEN HOME - Saturday 27 April - 10:00 - 10:30am Location plus! Set high to the corner of this well maintained complex of four adjoining townhouses, number 1/25 Camden Street is arguably the best positioned of all, set high to the street with a gorgeously spacious commanding corner outlook. Currently tenanted, this attractive 2-3 bedroom property is affordable for first home purchasers. With a quick spruce up, it will ideally suit a young couple or investor well for many years to come. Features include:- Two huge bedrooms, bedroom one with a built in robe, bedroom two featuring a walk in robe.- Lovely sunny, and elevated Northerly outlook from both upper and lower wrap around balconies.- Study / Nursery which could fairly easily be configured to become a bedroom 3.- Open plan living dining to the entry level with floating floors.- Older style timber kitchen with dishwasher and stainless appliances, plus a walk in pantry.- Internal entry to the remote garage featuring high ceilings.- Laundry with separate downstairs toilet.- Grassed side yard with own entryway.- 5 minutes walk to the restaurants, hotel, and conveniences of Balgownie Village.- Balgownie & Fairy Meadow Public Schools within easy walking distance. Proudly presented by Scholtens Property, this well rounded, appealing townhouse will undoubtedly be eagerly received by the marketplace. Don't delay your inspection of this one before it becomes too late...With respect to our tenants, please inspect as advertised, or for further information, contact Simon Scholtens of Scholtens Property on 0418 689 609, or [simon@scholtensproperty.com.au](mailto:simon@scholtensproperty.com.au) Council Rates - \$416 per quarter Water Rates - \$175 per quarter (approx) Strata Rates - \$971 per quarter