

**24 Queen Street, Balcolyn, NSW 2264**

wilson 

**Sold House**

Tuesday, 15 August 2023

24 Queen Street, Balcolyn, NSW 2264

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Area: 581 m2**

**Type: House**



Matthew Wilson  
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**\$735,000**

Ideal family home or weekender for the water enthusiast. Just a short walk to Shingle Splitter's waterfront reserve, boat ramp and jetty. The generous 3-4 bedroom, 2 bathroom family home with double lock up garage is positioned on a 581sqm corner block. The well-maintained residence is located close to the front of the lot, leaving exceptional side access to the rear, lending to the possibility of a granny flat (subject to council approval). This double storey home has new flooring in the living areas, where you will enjoy the beautiful morning sun, or sit by the open fireplace in the large, well-proportioned lounge room which also has a reverse cycle air conditioner for the summer months. At the rear of the house is a generous 5m x 4m carport/patio area with easy access from the side of the property. In fact, this property is perfect for anyone wanting to get caravans and boats off the street and secure behind a fence. The convenience of being within a short drive to local shops (Coles) and cafes, schools (public and private), the shores of Lake Macquarie, and a short drive to Morisset CBD and the M1 Motorway make it very appealing to all buyers seeking a central location between Sydney and Newcastle. We believe 24 Queen Street Balcolyn to be the perfect first home or investment opportunity. Contact our office for further information or attend one of our upcoming open homes.\*Disclaimer: Every precaution has been taken to establish accuracy of the above information but does not constitute any representation by the owner or agent. While all care is taken to ensure otherwise, WilsonBritten Morisset does not make any representation as to the accuracy of any of the information contained in the advertisement, does not accept any responsibility or liability, and recommends that any client make their own investigations and enquiries. All images are indicative of the property only and Inspections are recommended.