

**6 Balcolyn Street, Balcolyn, NSW 2264**



**Sold House**

Friday, 25 August 2023

6 Balcolyn Street, Balcolyn, NSW 2264

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 727 m2**

**Type: House**



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**\$805,000**

6 Balcolyn Street in beautiful Balcolyn, is one of those homes that really does lend itself to a variety of applications. Set on a leafy 727m<sup>2</sup> block opposite waterfront reserve properties, this substantial two storey home comprises a downstairs area with a huge family room or studio with wood heater (which could also be another bedroom), a bedroom with double built-ins that is also on the larger side, a bathroom, laundry and a cavernous double garage with internal access. Upstairs features two more enormous bedrooms separated by a bathroom, a suitably generous timber and laminate kitchen with meals area attached and a lounge room that flow out to an interconnected balcony, with filtered lake views. The kitchen and lounge also feature soaring timber lined vaulted ceilings, air conditioning and the flue from the downstairs wood heater. The home is conveniently located just a short walk from the lake and an easy drive to shops, schools, train and freeway. There is also the potential to convert the home into two flats, alter the downstairs studio into a bedroom and a lounge/family room, or simply leave it as a wonderful family home. The choice is yours! Disclaimer: Every precaution has been taken to establish the accuracy of the above information but does not constitute any representation by the owner or agent. Information is gathered from sources we believe to be reliable; we cannot guarantee its accuracy and interested persons should rely on their own enquiries.