

# 8-10 Balmoral Street, Balgownie, NSW 2519

## Sold House

Tuesday, 5 September 2023

8-10 Balmoral Street, Balgownie, NSW 2519

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 1195 m2

Type: House



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**\$1,600,000**

Discover an exceptional property nestled within the highly sought-after enclave of Balgownie. This remarkable parcel of land is an enticing prospect for those with an eye for design and a vision for the future. Perfectly positioned just moments away from charming cafes and exclusive boutiques in the Village, this substantial plot is thoughtfully oriented to capture the breathtaking escarpment panoramas that envelop it. The canvas is yours to paint – renovate the existing classic red brick original home, embark on a journey to rebuild your ultimate dream home, or explore development options (Subject to Council Approval). Embracing an expansive 1,195 square meters of land, the property boasts an impressive 30-meter-wide frontage that opens up a world of architectural possibilities. Key Features: • Expansive 1,195m<sup>2</sup> land parcel with an impressive 30m frontage • Zoned R2, offering a spectrum of potential uses • Envious north-to-rear positioning, providing captivating vistas • Ideally situated within close proximity to Balgownie Village, ensuring a lifestyle of convenience • Effortless access to both Wollongong CBD and Mount Ousley, further enhancing connectivity