

2/17A Ryan St, Balgownie, NSW, 2519

THE AGENCY

Apartment For Sale

Wednesday, 7 August 2024

2/17A Ryan St, Balgownie, NSW, 2519

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Apartment

Home Coming

Secreted away at the end of a tree-lined driveway, this updated single level villa in a boutique development of just 4 features an expansive new hardwood sun deck & generous grassed rear yard, perfect for year 'round enjoyment.

Accessible & inviting, step inside & discover a refreshed contemporary kitchen including quality appliances, 2 substantial bedrooms with built-in wardrobes, new hybrid timber flooring throughout, & an ample family bathroom complete with tub & separate rain shower.

A pleasant 500m stroll from charming Balgownie Village with its enticing eateries & popular Hotel, this is an appealingly peaceful leafy neighbourhood, & when civilisation beckons, Fairy Meadow shopping, dining, & services are an easy 2km from home.

- Featuring an expansive North/East facing sun-blessed backyard with established perimeter garden, this immaculately maintained brick & tile villa feels plentiful & homely.
- Set back from the street & tucked away at the rear of the development, this is an unusually private position.
- Open plan living/dining connects to a fabulous new hardwood sun deck with ample space for outdoor entertaining & recreation.
- Stylish white kitchen includes Westinghouse electric cooktop, oven, & built-in microwave, dishwasher, & ample storage.
- 2 generous bedrooms, both with new built-in wardrobes.
- Modern family bathroom features full size bath tub & separate rain shower plus heated towel rail.
- Separate laundry includes built-in cabinetry, tub, & direct access to outdoors.
- Newly installed oak wide board hybrid timber flooring throughout.
- Air conditioning plus gas point in living area for additional heating.
- Electric hot water. Ceiling fans. Door bell.
- Expansive grassed rear yard features covered gazebo & large garden shed.
- Securely fenced child & pet-friendly perimeter with established gardens.
- Designated off street parking space.