

**18 John Street, Balgownie, NSW, 2519**

STONE

**House For Sale**

Sunday, 18 August 2024

18 John Street, Balgownie, NSW, 2519

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**



Sarah Ward



Jamie Pereira

## Charming cottage appeal in desirable location

Brimming with cottage appeal yet with room for the whole family, this conveniently positioned home is the ultimate entertainer. Its highly versatile open plan layout is enhanced by indoor/outdoor flow to the stunning covered entertainer's deck, with escarpment views and north-to-rear aspect. Set in a tightly held and sought after street, the lifestyle of the Balgownie village with its restaurants, shops and cafes are all only 400m (approx.) from your front door.

- Family-friendly layout with an abundance of indoor and outdoor living space
- Plantation shutters, gorgeous natural light and exceptionally private outlook
- Quality gas-equipped kitchen positioned overlooking entertainer's deck and yard
- Cute front verandah perfect for your morning coffee, beautiful quiet street
- Premium additional features including solar panels, laminate floors and air conditioning
- Extensive storage with potential dressing room, built in robes, central bathroom
- Huge shed perfect for storage or the tradie, potential for pool installation to back yard (STCA)
- Prime village setting close to shops and cafes, primary school and CBD transport

To make an offer for this property, please follow the link below:

<https://buy.realtair.com/properties/97887>

Council rates \$639.88pq approx.

Water rates \$160.18pq approx.