

**6/35-37 Ryan Street, Balgownie, NSW, 2519**

STONE

**Villa For Sale**

Tuesday, 13 August 2024

6/35-37 Ryan Street, Balgownie, NSW, 2519

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Villa**



Sarah Ward  
0400439602

## **Freestanding villa ideal for a family or downsizer**

Set well off the road in a position that offers peace and privacy, this well-maintained property is an absolute joy to come home to. A haven of proportions and fresh neutral finishes, with a sunny wraparound courtyard outside, it also boasts highly prized positioning in the Balgownie Public School catchment – combining comfort, ambience and family convenience to perfection.

- Beautifully built circa 1996 residence with landscaped grounds and great exterior appeal
- Light and airy lounge, separate in/out dining, split-system A/C plus ceiling fans
- Tranquil alfresco tiled for ease of care, plus drying courtyard for laundry
- North-facing master quarters complete with walk-in wardrobe and ensuite
- Centrally located and neatly presented main bathroom with shower plus tub
- All-electric kitchen with dishwasher, DLUG with storage and internal access
- Walk to village pub, cafes, shops and parks; Wollongong CBD bus at the kerb
- Childcare and University, playgrounds and beautiful north side beaches close by

The below rates are provided as a guide:

Council rates \$394.36pq approx.

Water rates \$172.79pq approx.

Strata rates \$578.90pq approx.