



40B Ryan Street Balgownie, NSW



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## A Hidden Garden Paradise Awaits

Sprawled across (approx.) 2,832sqm of beautifully established park like grounds, this peaceful residence is a unique garden paradise that is rare and hard to find! Positioned in a private pocket of Balgownie, this magnificent 4 bedroom, 2 bathroom home offers both privacy and comfort across a practical single level layout. With a delightful mix of useable land and lush tropical gardens there is plenty for kids and pets to explore in this wonderful family home where memories are waiting to be made.

### Property Features:

- The master suite offers a large walk-in wardrobe, ensuite and courtyard access ? the perfect spot for a morning cuppa!
- 3 additional well-appointed bedrooms all include built-in cupboards and are serviced by a family bathroom with separate toilet.
- The contemporary style kitchen features a stunning stone bench top, eat-in breakfast bar, quality stainless steel appliances and an abundance of storage space.
- Striking timber floors, ceiling fans and air-conditioning throughout.
- The tandem double garage provides parking for up to 4 vehicles.
- Rare 2,832 sqm established allotment that offers a mix of useable land and landscaped tropical gardens. There i

**Price:** Contact Agent  
**Council Rates:** \$515.00 p/q

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Please note these measurements are approximate only. The counts are intended as a rough guide for illustrative purposes. It is not a representation or guarantee to be correct nor is it part of the sale or rental contract.

