



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 content is intended as a rough guide for illustrative purposes. It is not a warranty or guarantee to be correct nor is it part of the sale or rental contract.

