



39 Ryan Street BALGOWNIE, NSW



## Fit All The Family

This 3 bedroom home is located in a quiet Balgownie location within walking distance to the village, schools & transport. A perfect opportunity to create a home for the whole family with a large 1,349m<sup>2</sup> approx block offering the potential for a dual occupancy site, granny flat/2nd accommodation (subject to Wollongong City Council approval) to accommodate the in-laws or offer possible rental income opportunities. The current residence features 3 large bedrooms, eat in kitchen, living room, bathroom, external laundry, enormous backyard, single garage and single carport. Create your own home to fit the whole family.

**Price:** \$565,000

**Dignam Real Estate Adam McMahon**

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