



2/17a Ryan Street Balgownie, NSW

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## A RARE FIND & BRILLIANT FIRST HOME

Set at the rear of a boutique complex, this single-level villa has undergone a lovely renovation and is ready for new owners or tenants to move in. Boasting an incredibly rare 234m<sup>2</sup> (approx.) backyard, covered alfresco area, and an expansive outdoor deck area, this villa is an affordable alternative to a home with plenty of room for kids, pets and entertainment!

**Price:** \$620,000  
**Council Rates:** \$350.00 p/q  
**Water Rates:** \$215.00 p/q  
**Strata Rates:** \$650.00 p/q

### LOCATION

Balgownie is popular with families and is bursting with beautiful reserves, parks and reputable schools. The villa is also handy to local beaches including Fairy Meadow, Puckeys Estate and Towradgi Beach.

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PROPERTY...

**Adam McMahon**

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2/17A RYAN ST, BALGOWNIE  
Internal Space 69m<sup>2</sup>



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