



17/60-62 Balmoral Street Balgownie, NSW



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## Easy living in the heart of the village!

Ideally positioned on the fringe of Balgownie Village, this welcoming two-bedroom villa offers a fantastic coastal village lifestyle. Low-maintenance design leaves your weekends free to enjoy the fabulous nearby beaches, while walking-distance proximity to every convenience adds immense appeal.

### Location

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Families can look forward to an easy eight-minute walk to Balgownie Public School (approx.) and an eight-minute drive to Keira High School (approx.)....

Drive to Wollongong in 12 minutes (approx.) for easy access to big-city conveniences, or leave the car at Fairy Meadow Station and catch the train to the bright lights of Sydney. ...

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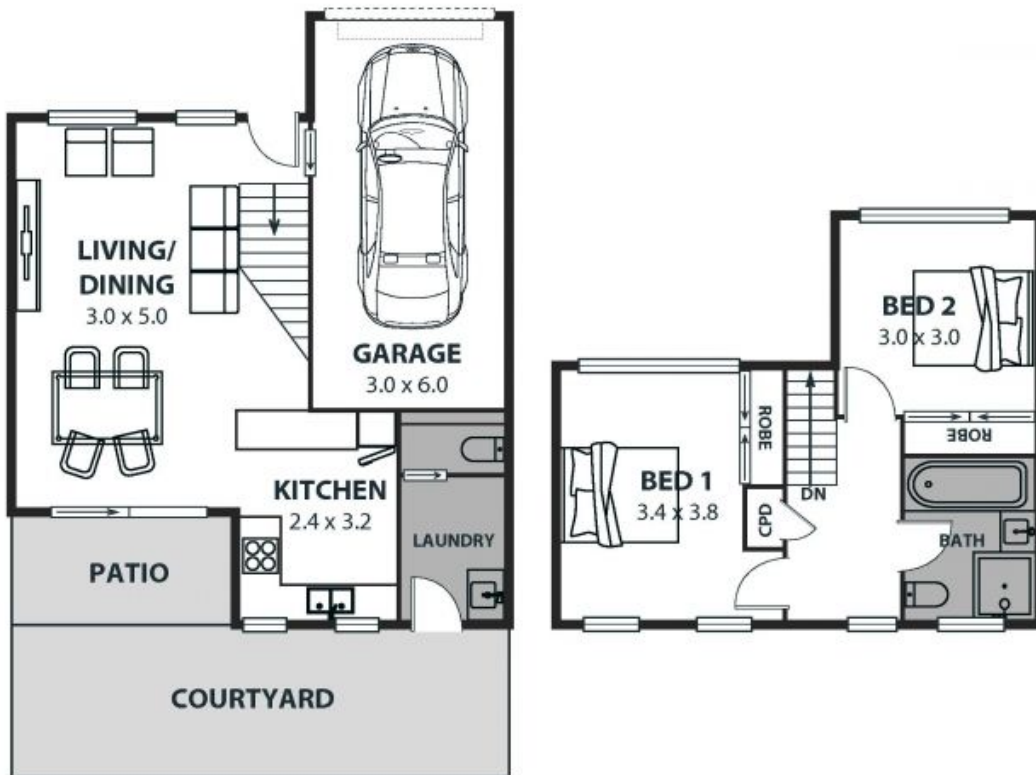
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Ready for you to move straight in without a finger to lift, this welcoming villa offers easy living in an ultra-convenient location. The well-appointed kitchen boasts granite benchtops and plenty of storage, while the open-plan living/dining space is kept

comfortable year-round by split-system heating and cooling and opens to the paved entertaining patio and courtyard garden. Space under the stairs would be perfectly utilised as a study nook for those in need of a home office, while the guest toilet adjoining

**Price:** \$720,000  
**Council Rates:** \$346.61 p/q  
**Strata Rates:** \$594.00 p/q

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**17/60 Balmoral Street, Balgownie**

Internal Space 93m<sup>2</sup>



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