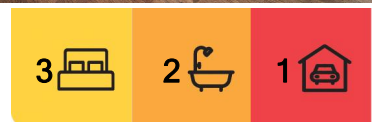


## Balcolyn, 6 Helena Street

### SOMETHING FOR EVERYONE!

Offering a versatile layout, this warm and inviting home will appeal to a range of buyers drawn to a lakeside lifestyle.

- \* Positioned just 100 metres from the lake, this home offers the perfect lakeside lifestyle without the waterfront price tag!
- \* Walk to the waterfront and enjoy fishing or kayaking or utilise the boat ramp just 200 metres around the corner.
- \* The first floor offers 2 bedrooms, cozy living area complete with air conditioning, new ceiling fans, large deck for entertaining, as well as enclosed verandah space providing year-round comfort.
- \* Both bedrooms feature built-in robes, and the master offers a private balcony overlooking the backyard.
- \* On the ground floor is a large bedroom or rumpus with separate entry. The space includes a bathroom and laundry, and could easily be modified for use as a granny flat to



**For Sale**  
\$685,000

**View**  
[ljhooker.com.au/4ATH7X](http://ljhooker.com.au/4ATH7X)

**Contact**  
**Arlene Field**  
0406 623 570  
[arlene.field@ljhooker.com.au](mailto:arlene.field@ljhooker.com.au)  
**Wayne Field**  
0404 871 644  
[wayne.field@ljhooker.com.au](mailto:wayne.field@ljhooker.com.au)



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

**LJ Hooker Wangi Wangi**  
(02) 4975 1644



supplement income.

\* The backyard is fully fenced and provides plenty of space for pets as well as room for the avid gardener to enjoy.

This is the first time this home has been offered to the market; the property has been a cherished part of the family for many years and the warmth of their memories is almost palpable as you step through the door. This is a unique opportunity to purchase a home so close to the lake in this price bracket. Call today to arrange your inspection!

The information contained herein has been provided by people we believe to be reliable, however all interested parties must rely on their own enquiries.

## More About this Property

Property ID	4ATH7X
Property Type	House
Land Area	607 m <sup>2</sup>
Including	Air Conditioning Built-in-Robes Fenced Backyard Verandah

**Arlene Field 0406 623 570**

Sales Executive | [arlene.field@ljhooker.com.au](mailto:arlene.field@ljhooker.com.au)

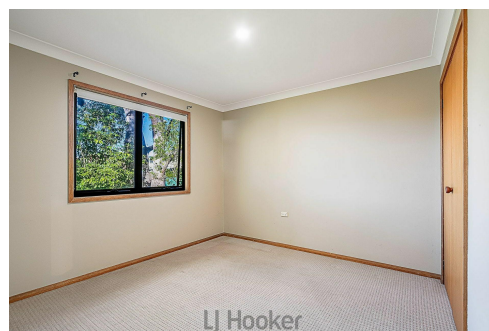
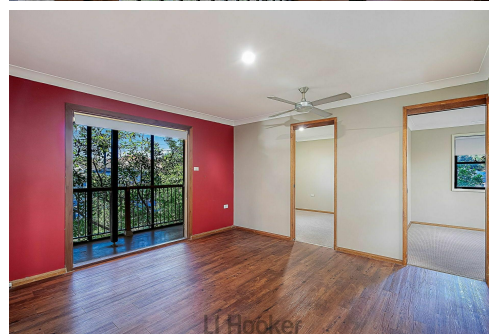
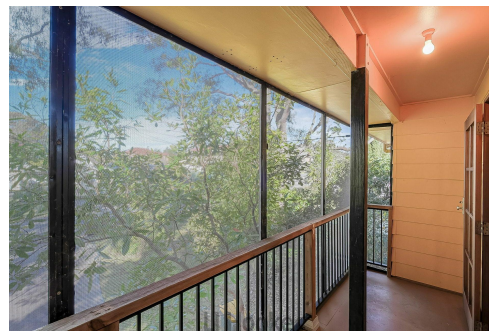
**Wayne Field 0404 871 644**

Sales Executive | Independent Contractor | [wayne.field@ljhooker.com.au](mailto:wayne.field@ljhooker.com.au)

**LJ Hooker Wangi Wangi (02) 4975 1644**

Shop 3/232 Watkins Road, WANGI WANGI NSW 2267

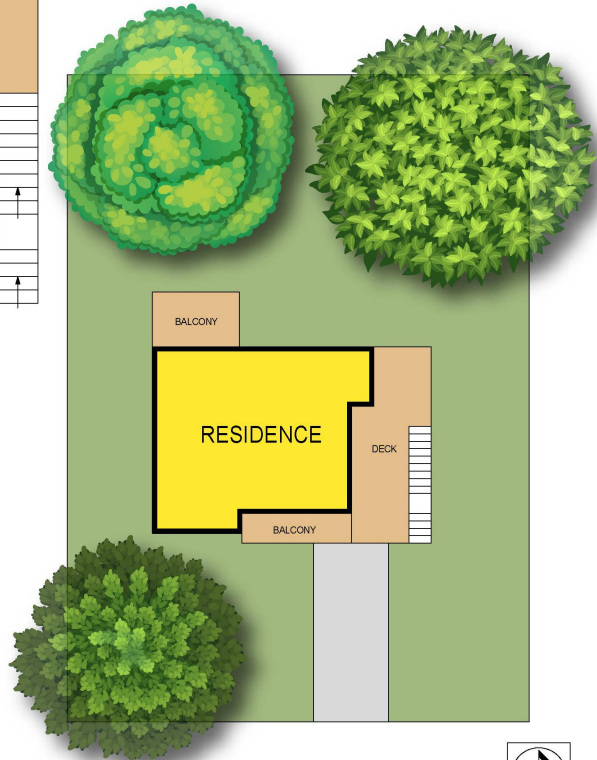
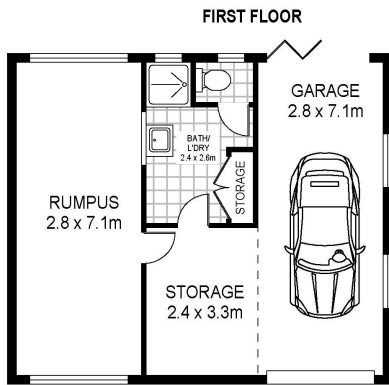
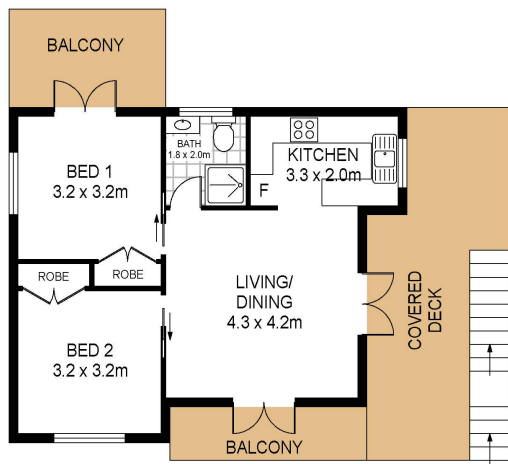
[wangiwangi.ljhooker.com.au](http://wangiwangi.ljhooker.com.au) | [wangiwangi@ljhooker.com.au](mailto:wangiwangi@ljhooker.com.au)



**Disclaimer:** All information contained therein is gathered from relevant third parties sources.

We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

**LJ Hooker Wangi Wangi**  
**(02) 4975 1644**



6 Helena Street  
Balcolyn

0 1 2 3 4 5

Total Internal Floor Area: 114 sqm

Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries.



**LJ Hooker Wangi Wangi**  
**(02) 4975 1644**

**Disclaimer:** All information contained therein is gathered from relevant third parties sources.  
We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.