



## Balgowlah, 197 Woodland Street

Opportunity knocks - a very rare offering!

An opportunity exists to convert the existing medical facility to a well positioned home. The original design was for a 3 bedroom, 2 bathroom single level home on a sun filled corner block.

Situated 200 metres from the Balgowlah Village Shopping Centre and so close to the bus stops and all the wonderful amenities the area is known for.

- \* Prime corner setting with easy side street access to parking
- \* Footsteps to village shops plus city and Manly Wharf buses
- \* Adjacent Coles supermarket, acclaimed eateries and gym
- \* 404sqm on title, level paved grounds offer minimal upkeep
- \* Generous waiting room or future living and dining room
- \* Reception area with scope to reconvert back to a kitchen
- \* Spacious consulting rooms/bedrooms each with wash basins



**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.

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**For Sale**  
Contact Agent

**View**  
Sat 14th Jun @ 10:00AM - 10:30AM

**Contact**  
**Glen Wirth**  
0411 249 955  
gwirth@ljhseaforth.com.au

**Tim Wirth**  
0421 997 845  
tim@ljhseaforth.com.au

**LJ Hooker Seaforth**  
(02) 9948 7080



- \* Two powder rooms, ducted air conditioning, security alarm
- \* Giant concealed attic storeroom with shelving and skylights
- \* Parking for five cars off-street, handy to schools and parks

Opportunity abounds for home occupation or upon conversion to a straight residence.

Well worth a look!

## More About this Property

<b>Property ID</b>	198MF78
<b>Property Type</b>	House
<b>House Size</b>	140 m2
<b>Land Area</b>	404 m2

### Glen Wirth 0411 249 955

Principal | gwirth@ljhseaforth.com.au

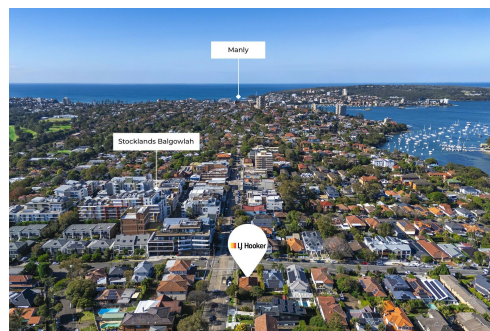
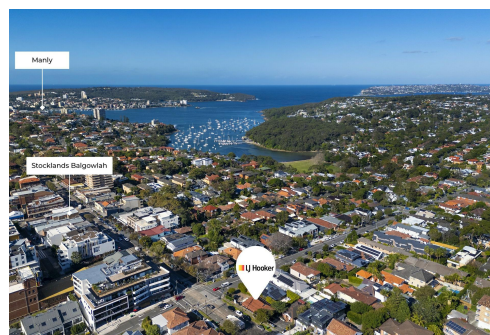
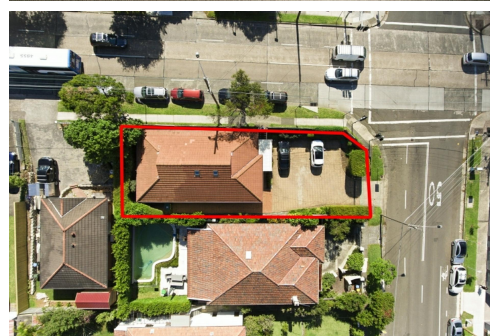
### Tim Wirth 0421 997 845

Principal | tim@ljhseaforth.com.au

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Whilst [bwrn.com.au](http://bwrn.com.au) has made every attempt to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only.



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