






197 Woodland Street, Balgowlah

## Potential plus in this one!

With little to do to make this a great purchase, this brick veneer cottage needs attention to the kitchen with the addition of a new stove and dishwasher and converting of the guest's toilet to a bathroom.

Built in 1993 and renovated to a high standard approximately four years ago, it's been used as professional rooms and easily lends itself to be made back to a comfortable four-bedroom home on a 407 square metre block of land.

Situated on the corner of Sydney Road and Woodland Street, it's an easy walk to Balgowlah Village shopping centre, (ex Stocklands), with buses on your doorstep and close to many leisure amenities. Price reflects the opportunity and inspection is highly recommended.

3  2  5 

**FOR SALE**  
SOLD \$2,350,000

### AGENTS

Tim Wirth  
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tim@ljhseaforth.com.au

Glen Wirth  
0411 249 955  
glen@ljhseaforth.com.au

### AGENCY

LJ Hooker Seaforth  
(02) 9948 7080

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.



## MORE DETAILS

Property ID 198MF78  
Property Type House  
House Size 140 m2  
Land Area 404 m2

**Tim Wirth 0421 997 845**

Principal | [tim@ljhseaforth.com.au](mailto:tim@ljhseaforth.com.au)

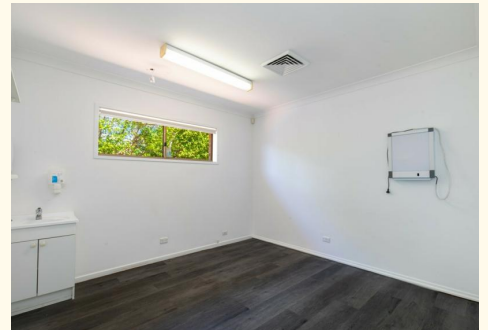
**Glen Wirth 0411 249 955**

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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.



**LJ Hooker**  
Seaforth

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**LJ Hooker**