

## Balgownie, 1/6 Ryan Street

### Immaculate Single Level Villa

Tucked away from the street, this private single-level villa offers a serene retreat in a quiet, family-friendly neighbourhood. The open-plan layout seamlessly connects the living area to a covered outdoor space, perfect for easy, relaxed living. Low-maintenance and immaculately kept, it's an ideal choice for downsizers or investors. Situated in a small, secure complex of just two villas, it's only a short stroll to Balgownie Village shops, caf&aacute;es, schools, and transport options.

#### Features

- Quiet villa complex of only two homes
- Spacious open-plan living and dining area, reverse cycle air conditioning
- Private, covered outdoor alfresco space
- Kitchen with gas cooktop, dishwasher, and plenty of storage
- Large family bathroom with bathtub and internal laundry has garage access



**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**  
Please Call

**View**  
[ljhooker.com.au/V5QHQZ](http://ljhooker.com.au/V5QHQZ)

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**(02) 4229 8600**



- Three good-sized bedrooms with built-in robes
- Single remote garage with internal access
- Walk to Balgownie Village shops, cafes, and transport
- Easy access to M1 motorway, just 80 minutes to Sydney CBD

Council Rates: \$461.03 pq

Water Rates: \$169.03 pq

Strata Rates: \$400 pq

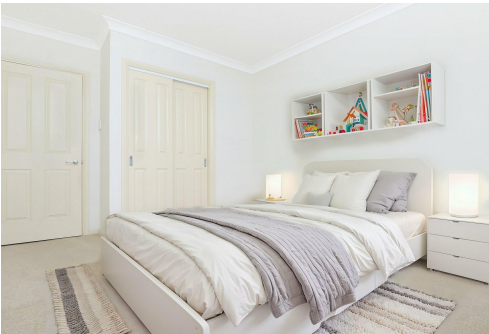
## More About this Property

Property ID	V5QHQZ
Property Type	Villa
Including	Air Conditioning Toilets (2) Courtyard Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced

**Michael Godfrey 0408 662 138**  
 Real Estate Agent | michael.godfrey@ljhwollongong.com.au

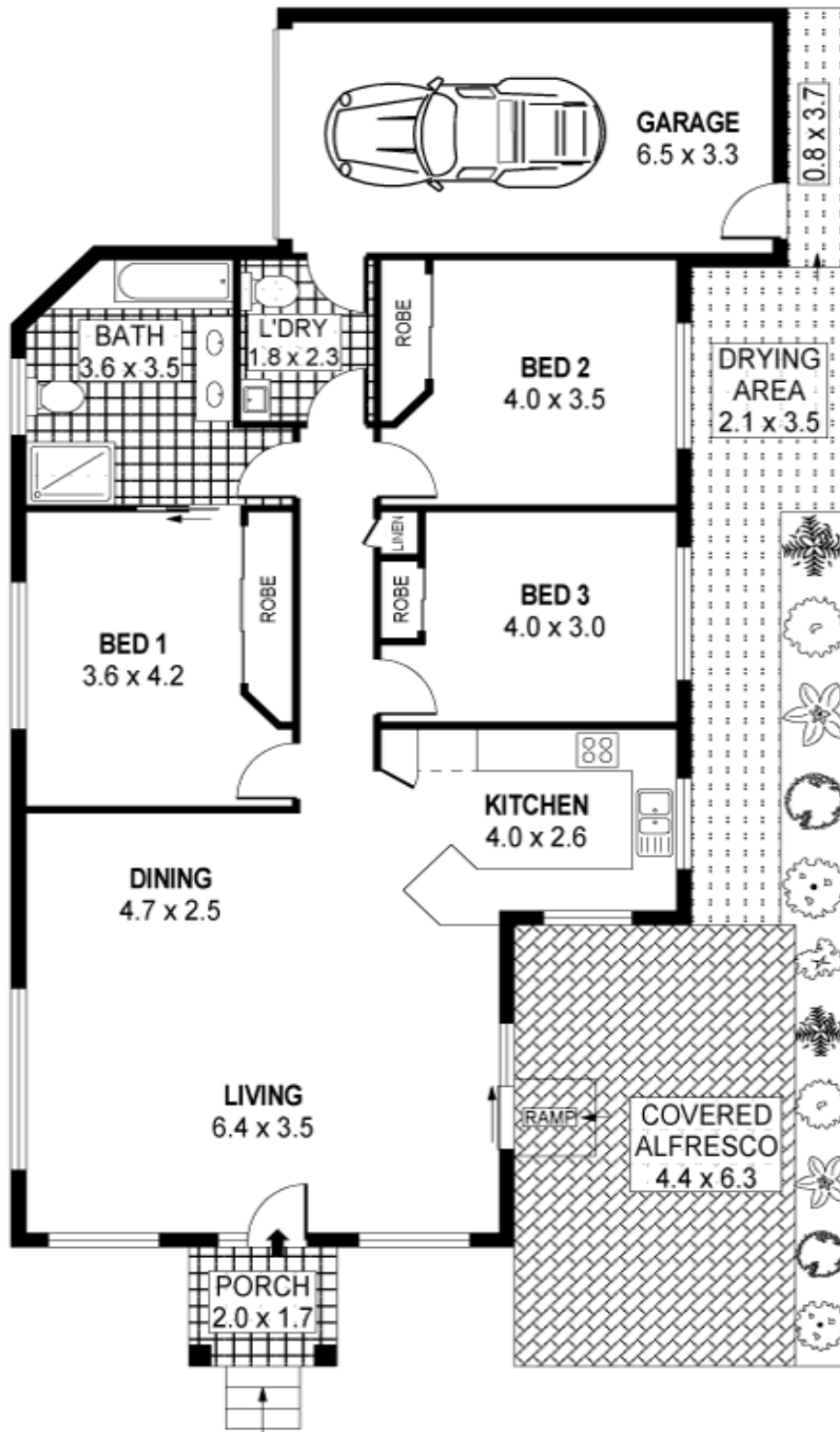
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0 1 2 3 4  
SCALE (METRES)

PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.  
Ref. No. 035581

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INT : 111m<sup>2</sup>  
EXT : 45m<sup>2</sup>  
GARAGE : 22m<sup>2</sup>

1/6 RYAN STREET

BALGOWNIE

 **LJ Hooker**

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