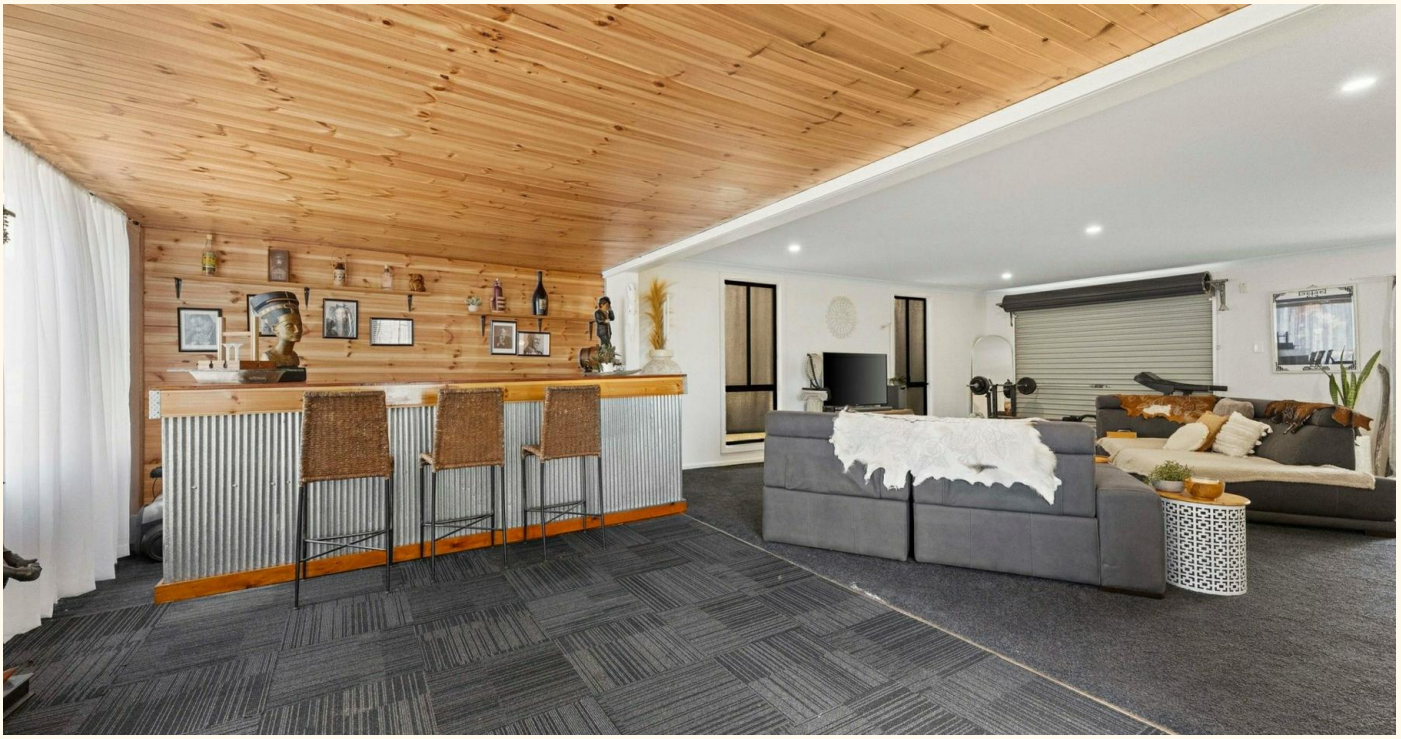








5 Evesham Close, Balmoral

VERSATILE FLOORPLAN - SPACE, FLEXIBILITY & LIFESTYLE

Set within a quiet cul-de-sac, 5 Evesham Close offers a versatile single-level floorplan with plenty of space for the family, guests or those looking for additional accommodation. Beautifully presented throughout, the four-bedroom home includes a master with ensuite, while a separate studio/salon space with its own bathroom provides added flexibility for guests, teenagers or working from home.
The converted garage has been cleverly transformed into an expansive second living/rumpus area, providing an impressive additional entertaining zone complete with corner bar, while retaining vehicle access for storage. A level front yard, peaceful setting and convenient proximity to Rathmines Village, Lake Macquarie and Toronto CBD complete an appealing lifestyle opportunity.
Features Include:

- Four-bedroom, two-bathroom main residence plus separate studio
- Master bedroom with ensuite
- Separate studio with private bathroom perfect for guests or working from home
- Single-level floorplan in a quiet cul-de-sac
- Expansive converted garage/rumpus area with corner bar and

4 3 1

FOR SALE
BUYERS GUIDE $995,000

VIEW
Sat 14th Nov @ 1:45PM - 2:15PM

AGENTS

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AGENCY

LJ Hooker Lake Macquarie
(02) 4915 3800

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.

vehicle access
- Level front yard with space for a spa
- 2 minutes to Rathmines Public School
- Close to Rathmines Shopping Village and Rathmines Park
- Approx. 9 minutes to Toronto CBD, shops and restaurants

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 DETAILS

Property ID	ZNWF7Q
Property Type	House
Land Area	800.3 m2
Including	Ensuite Air Conditioning Toilets (3) Dishwasher Built-in-Robes Close to Schools Close to Shops Close to Transport Rumpus/Family room Storage









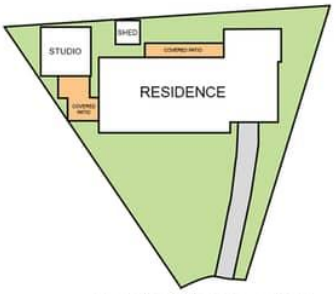


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SITEPLAN (NOT TO SCALE)

LJ Hooker

5 Evesham Cl,
Balmoral

Total Internal Floor Area: 221m2

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.

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LJ Hooker