



203/6 Sylvan Avenue Balgowlah, NSW



STEP INTO THE SERENITY OF BALGOWLAH APARTMENT LIVING

Key Features:

- Two bedrooms with built-in wardrobes and balcony access
- Two modern bathrooms, including a generously sized bathroom with a walk-in frameless shower and a luxurious bathtub
- Open-plan living and dining area seamlessly extending to an expansive entertainer's balcony
- Air conditioning for year-round comfort
- Stylish kitchen with a double sink and gas-cooking
- Secure car space for your peace of mind
- Prime location in Balgowlah, with easy access to schools, parks, shopping, and dining options
- 25 m pool
- On-site building manager

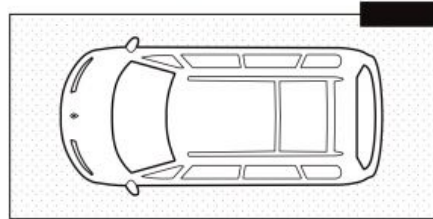
Council Rates: \$382.00 p/q
Water Rates: \$160.00 p/q
Strata Rates: \$2,043.00 p/q

Angus White
0425 277 221

Michelle Leyshon
0436 473 640



**Secure Undercover
Car Space**
5.4m x 2.6m

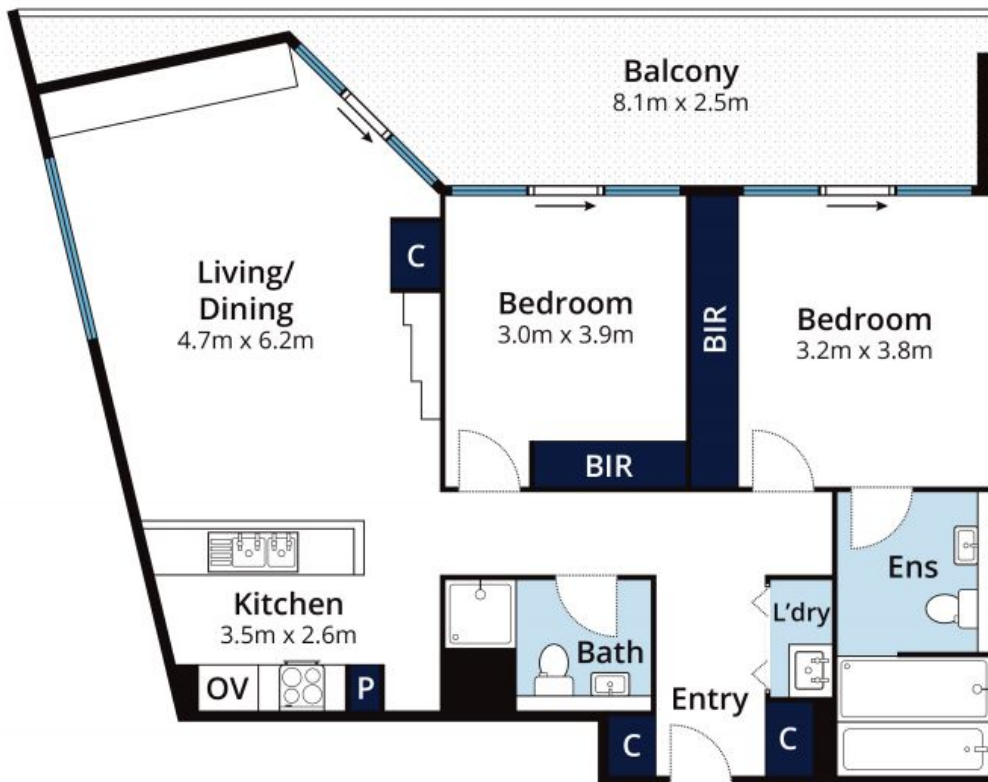


(Not In Position)



Store
1.5m x 1.5m

(Not In Position)



Whilst 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.