



203/6 Sylvan Avenue Balgowlah, NSW

 2  2  1

## 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

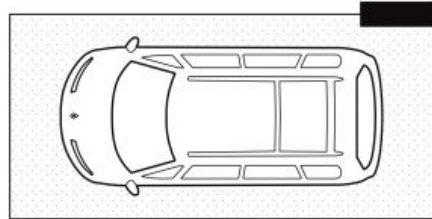
**Council Rates:** \$382.00 p/q  
**Water Rates:** \$160.00 p/q  
**Strata Rates:** \$2,043.00 p/q

**Angus White**  
0425 277 221

**Michelle Leyshon**  
0436 473 640



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

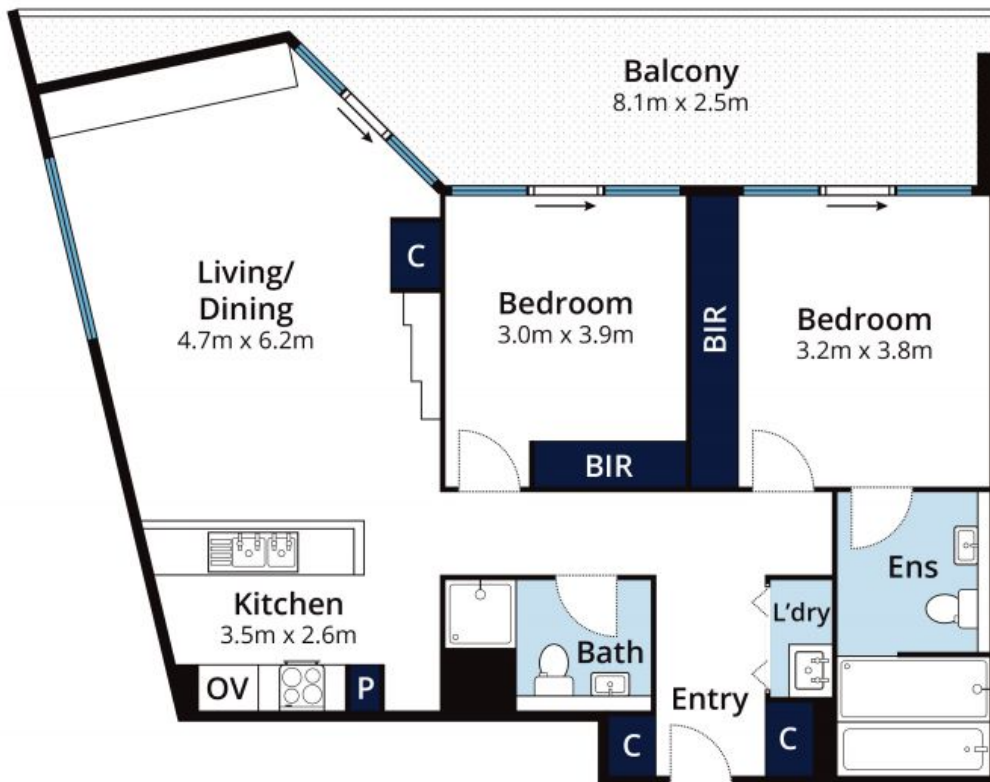


(Not In Position)



**Store**  
1.5m x 1.5m

(Not In Position)



Whilst [bwrn.com.au](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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