



601/2 Sylvan Avenue Balgowlah, NSW

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## Where Elegance Meets Comfort!

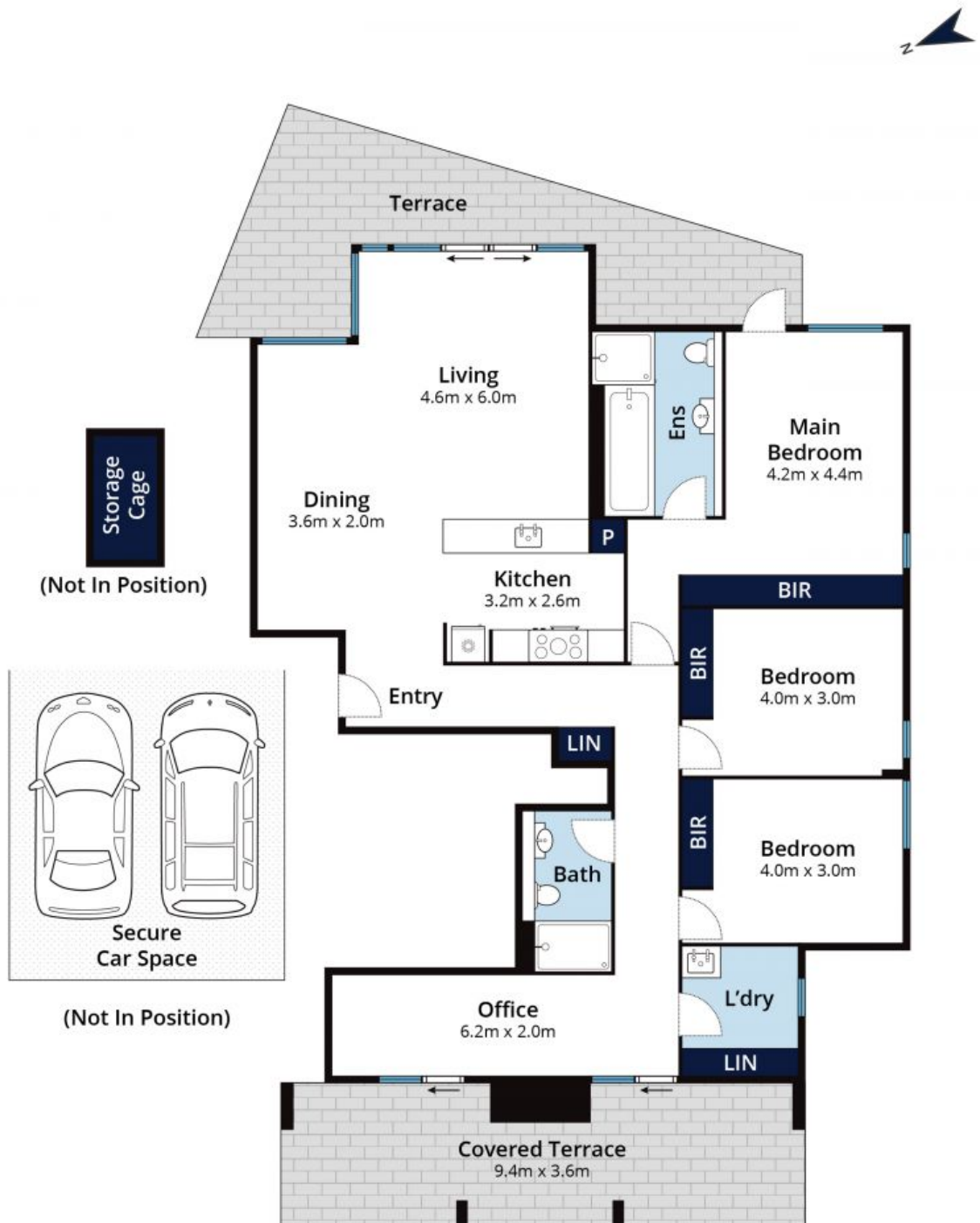
### Key features:

- Seamless Entertaining
- Prime Location
- 3 bedrooms with built-ins
- Separate study
- 2 bathrooms
- Open-plan kitchen, living, and dining areas.
- Freshly painted throughout.
- North East- South & Northwest aspect - cross flow ventilation
- Air conditioning for year-round comfort
- Ample natural light throughout the unit
- Lift Access
- Security Building
- 2 Secure car spaces for your convenience and dining options

**Council Rates:** \$364.00 p/q  
**Water Rates:** \$173.00 p/q  
**Strata Rates:** \$4,571.50 p/q

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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.

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