



101/7 Sylvan Avenue Balgowlah, NSW



Secure ground floor garden entertainer, all on one level

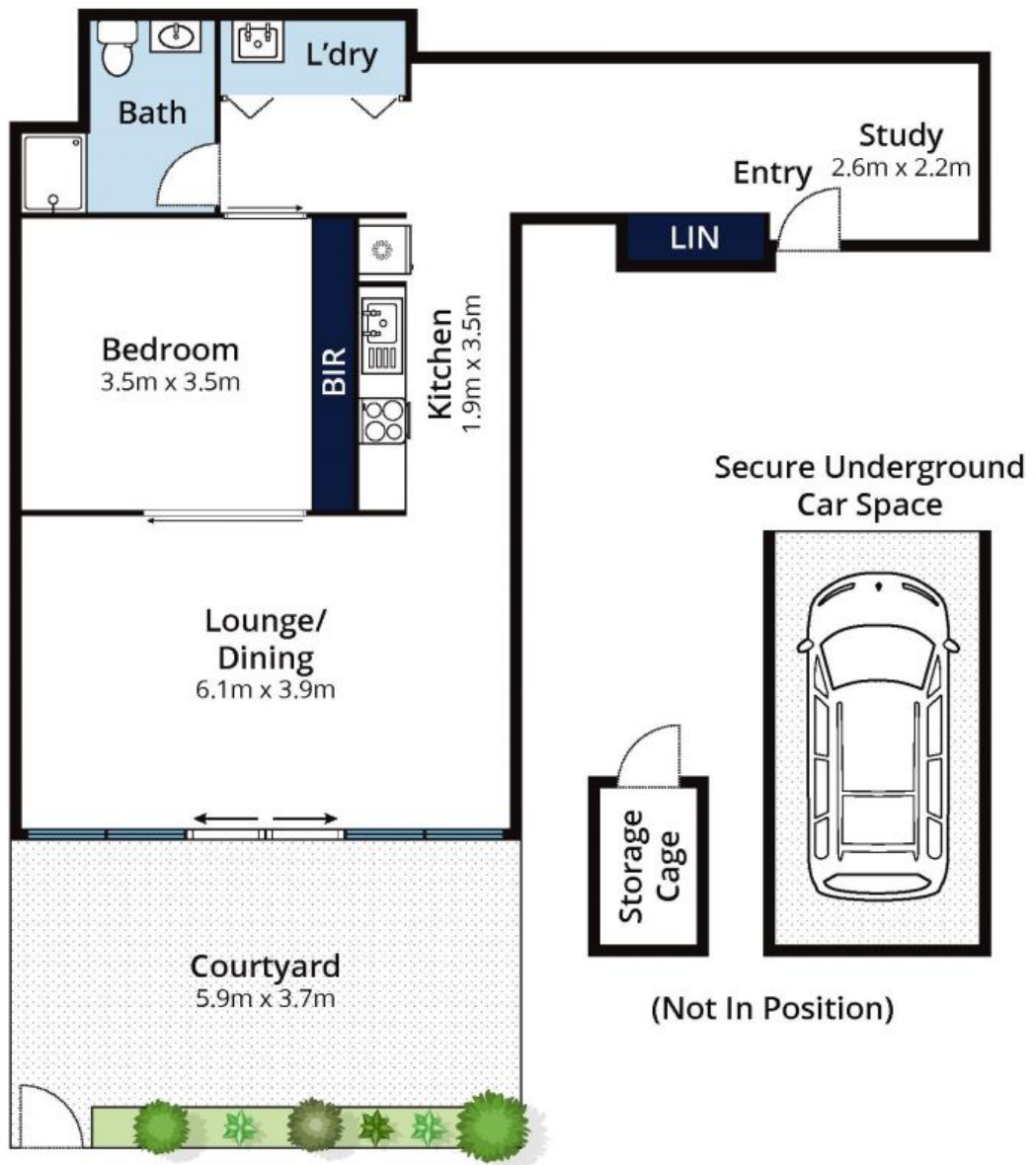
- Oversized master bedroom with generous built-in robes
- Contemporary bathroom with clean lines and frameless shower screen
- Well-proportioned study nook & large
- European-style internal laundry, basement secure car space, and private

**Council Rates:** \$404.00 p/q  
**Water Rates:** \$173.00 p/q  
**Strata Rates:** \$1,200.00 p/q

- storage all on title
- Pet-friendly
- 92sqm internal & courtyard
- Total: 102sqm (includes secure car space & storage cage)

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Approx House Area 76m<sup>2</sup>

Whilst [bwwm.com.au](http://bwwm.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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