



## 24 Queen Street Balcolyn NSW

4 2 3

Ideal family home or weekender for the water enthusiast. Just a short walk to Shingle Splitter's waterfront reserve, boat ramp and jetty. The generous 3-4 bedroom, 2 bathroom family home with double lock up garage is positioned on a 581sqm corner block. The well-maintained residence is located close to the front of the lot, leaving exceptional side access to the rear, lending to the possibility of a granny flat (subject to council approval).

This double storey home has new flooring in the living areas, where you will enjoy the beautiful morning sun, or sit by the open fireplace in the large, well-proportioned lounge room which also has a reverse cycle air conditioner for the summer months. At the rear of the house is a generous 5m x 4m carport/patio area with easy access from the side of the property. In fact, this property is perfect for anyone wanting to get caravans and boats off the street and secure

**Price** : \$ 735,000  
**Land Size** : 581 sqm  
**View** : <https://www.wilsonbritten.com/sale/nsw/lake-macquarie-west/balcolyn/residential/house/7692738>



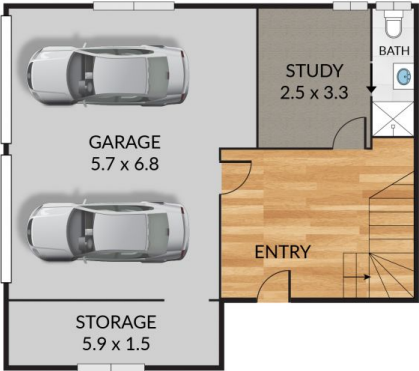
**Tom Gregg**  
02 4970 5545



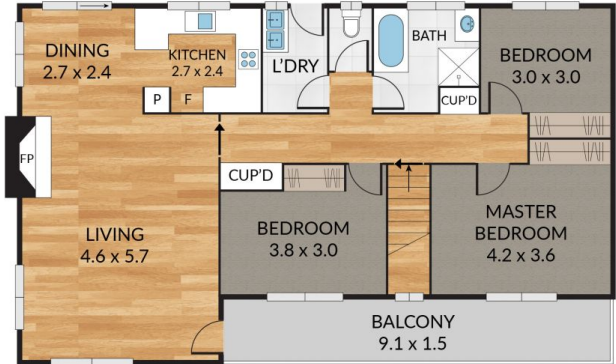
**Matthew Wilson**  
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Internal 176m<sup>2</sup> External 39m<sup>2</sup> Total 215m<sup>2</sup>

3 x  2 x  2 x 



GROUND FLOOR



FIRST FLOOR