



**PRICE GUIDE:** \$305,000.00

Area: 935 m2

## 200 Metres from the beach

This low-maintenance three-bedroom masonry block home is set amongst tropical gardens in the beautiful Northern Beaches suburb of Balgal Beach.

Just 200 metres from the beach off Ocean Parade, with access at the end of the street to beautiful sandy beaches and the Coral Sea, this home has the ability for someone to modernise and reap the rewards.

Held in the same hands for many years, it offers three bedrooms, open-plan living and dining and a massive rear entertaining area that wraps around the rear and side of the home.

### THE PROPERTY

- Short walk to the beachfront
- 3 Bedrooms
- Functional kitchen
- Functional bathroom
- Open-plan living and dining
- Recreational boating, fishing and swimmin



**Graham Lynham**  
0447 250 222

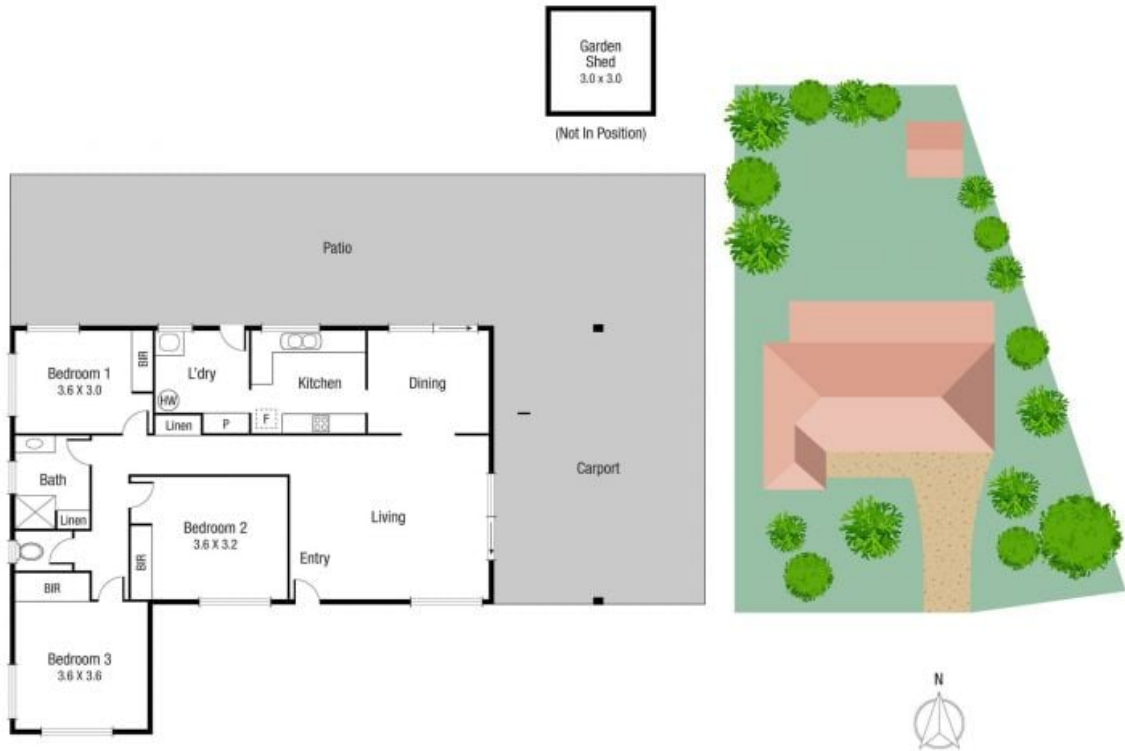


**Nathan Lynham**  
0427 695 162



**OFFICE**

37Thuringowa Drive, Kirwan  
**07 4723 3222**



Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

**TOTAL AREA : 202.2 sq.m**

**7 Justin**