



10a Terrell Place BALGOWNIE, NSW



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## Torrens Title Duplex - No Strata Fees!

Located in a quiet enclave surrounded by exclusive homes, this property is a short distance from Balgownie Village shops, restaurants, schools and bus routes. Well presented and maintained throughout, this torrens title duplex provides a superb lifestyle or investment opportunity.

- Torrens title duplex split over two levels with no strata levies
- Two generous sized bedrooms with built-in robes and each with balcony
- Bathroom includes a separate bathtub and shower
- Single remote control lock-up garage with internal access
- Polished timber flooring, air conditioning on both levels, second toilet, internal laundry
- Large, paved alfresco entertaining area
- Low maintenance landscaped gardens at the front and rear
- Currently tenanted

**Council Rates:** \$1,688.00/year (approx)

**Water Rates:** \$687.00/year (approx)

**Danny**

**Mojanovski**

0424 163 173  
**(LREA)**



GROUND LEVEL



UPPER LEVEL



PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.  
Ref. No. 43462

10A TERRELL PLACE  
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