



## 34 Lang Street Balgownie NSW

4 1 1

Ideally positioned on a 1,501sqm block this modest dwelling has many available options, renovate and extend, knock down and rebuild or re-develop the site with a duplex (concept plans are available), subject to WCC.

Situated in a quiet Balgownie street with obviously a huge north facing back yard. It's around the corner from Balgownie Primary school, within walking distance to the Balgownie Village and only minutes drive to access the M1 to Sydney.

### Features:

- \* 4 Bedrooms
- \* Separate lounge and dining
- \* Large deck out the back
- \* Bathroom with separate toilet
- \* Laundry with extra W/C
- \* Carport

**Price** : \$ 700,000  
**Land Size** : 1501 sqm  
**View** : <https://www.jacksonresidential.com.au/6046958>



**Mark Jackson**  
**0418 603 447**



SCALE (METRES)

PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.  
Ref. No. 58709

INT : 133m<sup>2</sup>  
EXT : 12m<sup>2</sup>  
CARPORT : 19m<sup>2</sup>

34 LANG STREET

BALGOWNIE