







Spacious Family Home with Extensive Shedding

4 2 2 1,075m2

Situated in the sought-after Balgowan Rise development, this expansive 2010-built Stirling Home offers an exceptional opportunity for families, retirees, or holidaymakers seeking comfort, space, and coastal lifestyle. Featuring four large bedrooms, multiple living zones, and an impressive outdoor setup, this beautifully maintained property is just a short stroll from Balgowan's stunning beaches, boat ramp, and playground. With ample room for caravans, boats, and entertaining, it truly has everything you need and more.

Key Features:

- Solid brick veneer home on approx. 1,075m² (approx) allotment

- 4 spacious bedrooms, including a master with ensuite and walk-in robe, bedroom 2 with dual verandah access, and bedrooms 3 & 4 with built-in robes

- Formal lounge with charming bay window

- Enormous rumpus room with full-size snooker table (included)

- Light-filled family room with slow combustion wood heater, bay windows, and sliding doors to verandah

- Modern kitchen with walk-in pantry, large breakfast bar, electric oven, gas cooktop, rangehood, dishwasher, and ample storage

Price	$875,000
Property Type	Residential
Property ID	11692
Land Area	1,075 m2

Agent Details

Tony Clark - 0427 363 161

Office Details

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- 3-way family bathroom with separate toilet, bath/shower, and vanity area

- Large laundry with external access

- Extensive verandahs and outdoor entertaining spaces

- 12m x 6m x 2.4m Colourbond shed with power, water, and evaporative air conditioning

- 8m x 6m x 3m high carport - ideal for boats or caravans

- Concrete and paved driveways throughout

- 45,000L rainwater storage (plumbed to house) + mains water connected

- 5kW solar system and Envirocycle septic system

- Fully ducted evaporative air conditioning (2 systems)

- Single garage with internal access and linen storage

Whether you're looking for a peaceful retirement base, a spacious family home, or a low-maintenance coastal getaway, this versatile property ticks every box. Due to health circumstances, this is a regrettable sale and a rare opportunity to secure a substantial home in a prized coastal location. Viewings are strictly by appointment for serious buyers only. For further information please contact Tony Clark on 0427 363 161 today.

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