

# LAWSON.



## 34 Queen Street Balcolyn NSW

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Nestled in the highly sought-after locale of Balcolyn and within a short walk of beautiful Lake Macquarie waterfront, Shingle Splitters Point and 2 local boat ramps. This spacious and well presented five bedroom family home features a flexible floor plan across a single level design. Set within a quiet street and super convenient to the local Bay Shopping Village, Coles Supermarket, cafes, public transport and schools.

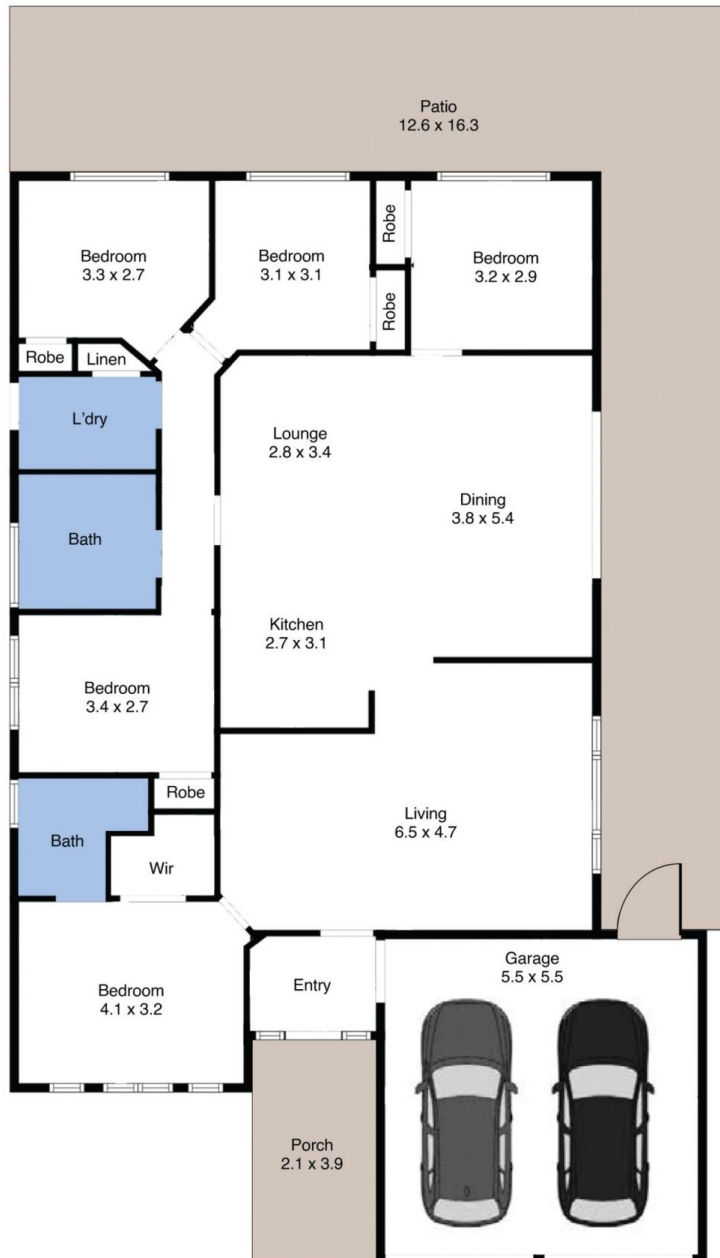
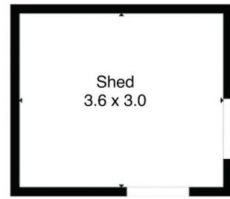
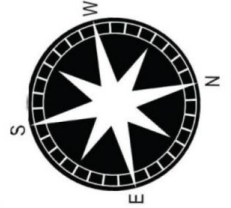
**Price** : \$835,000-\$865,000  
**Land Size** : 575 sqm  
**View** : <https://www.lawsonre.com.au/8159739>

### Highlights include:

- \* Five bedrooms in total, 4 with built-in-robos.
- \* Primary master with ensuite and walk-in-robe.
- \* Formal living and dining with split air-conditioner.
- \* Open plan kitchen, meals and family room.
- \* Well appointed kitchen with ample storage and dishwasher.



**Leanne Veigel**  
02 4973 3111



### 34 Queen Street, Balcolyn

The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.