



61 Lake Road Balcolyn NSW

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Located in peaceful Balcolyn, this renovated home and huge shed provides an outstanding opportunity for those seeking style, space and low maintenance living.

The fully insulated shed is constructed on a slab of Ultra-High-Performance Concrete (UHPC) graded to 32 MPa. The slab is 150mm thick overall, with a reinforced section of 300mm thickness where the hoist is installed. Sewage points are pre-integrated into the slab, requiring only a plumber to connect the water supply, enabling the shed to support a fully self-sufficient bathroom and kitchenette.

Designed to accommodate heavy machinery, the shed is equipped with pre-installed 16mm 4 core + earth cable ready to run three-phase power with additional data cabling, and separate hot water system (HWS) cabling all

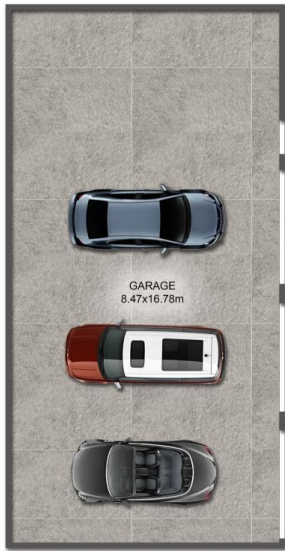
Price : \$ 785,000
Land Size : 1012 sqm
View : <https://www.ellejayne.com.au/sale/nsw/lake-macquarie-west/balcolyn/residential/house/8028259>



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FLOOR PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.

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