



**44 Ballar Avenue Gymea Bay NSW**

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Nestled in the heart of Gymea Bay, this family residence offers a single-level floorplan that seamlessly blends indoor and outdoor living spaces, all framed by lush, private greenery. Featuring multiple living areas, the kitchen serves as the home's central hub, connecting to a cozy dining room and a charming sitting area with an open fireplace. A secondary living area at the back of the house opens through glass doors onto a timber deck, offering a peaceful view of the backyard. Set on a 556.4sqm block with low-maintenance gardens, this home enjoys sweeping valley vistas and a child-friendly level lawn.

**Land Size** : 556.4 sqm  
**View** : <https://www.jreproperty.com.au/sale/nsw/sutherland/gymea-bay/residential/house/8106416>

? Open-concept living and dining areas with seamless outdoor access

? Spacious kitchen with ample storage and a breakfast bar

? Generously sized bedrooms, two featuring built-in wardrobes



**Luke Jeffree**  
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**Belinda Sanders**  
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LOWER GROUND FLOOR

GROUND FLOOR

SITE PLAN

44 Ballar Avenue, Gymea Bay



Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries.