



**44 Bilwara Avenue BILGOLA NSW**

4 2 2

Occupying a prized position on the north side of Bilwara Avenue, this substantial brick family home enjoys a sun-drenched north facing backyard with commanding Pittwater views to Lion Island and across to the ocean.

**View :** <https://www.blakeproperty.com.au/sale/nsw/north-ern-beaches/bilgola/residential/house/5745466>

- the versatile layout of the home offers an abundance of internal living space and external entertaining areas, this property will be keenly sought after by families and investors alike owing to the very flexible floorplan



**Andrew Blake**  
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- accommodation on the upper level comprises 2 generous bedrooms and full bathroom. An open plan kitchen & dining and spacious living area and outdoor entertaining deck

- a second downstairs living space includes open plan living and dining area, two bedrooms ideal for a teenagers retreat, or a potential self-contained granny flat or home



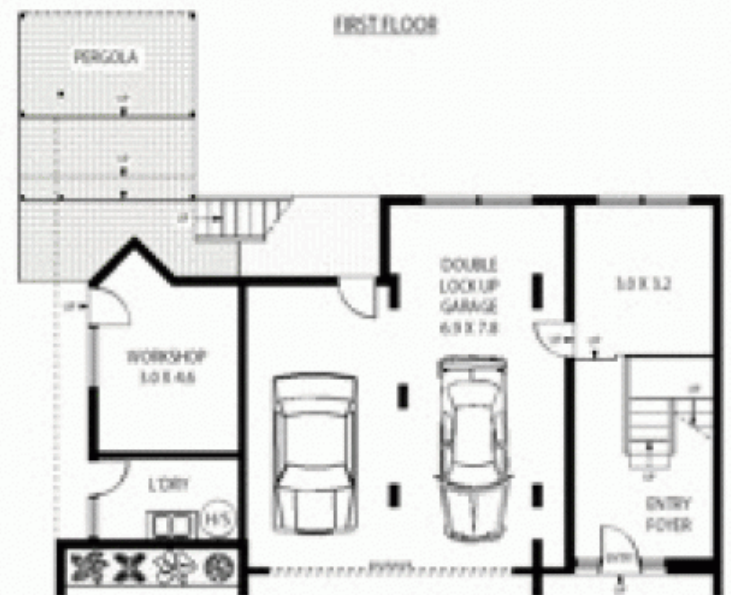
SITE PLAN



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

SCALE (METRES)

PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.

Floor plan supplied by [www.thepicturedesk.com.au](http://www.thepicturedesk.com.au). This floor plan is provided for indicative purposes only. Measurements are approximate and not to scale. The vendor, agency and supplier will accept no liability for its accuracy. Interested parties are advised to make their own independent enquiries.

