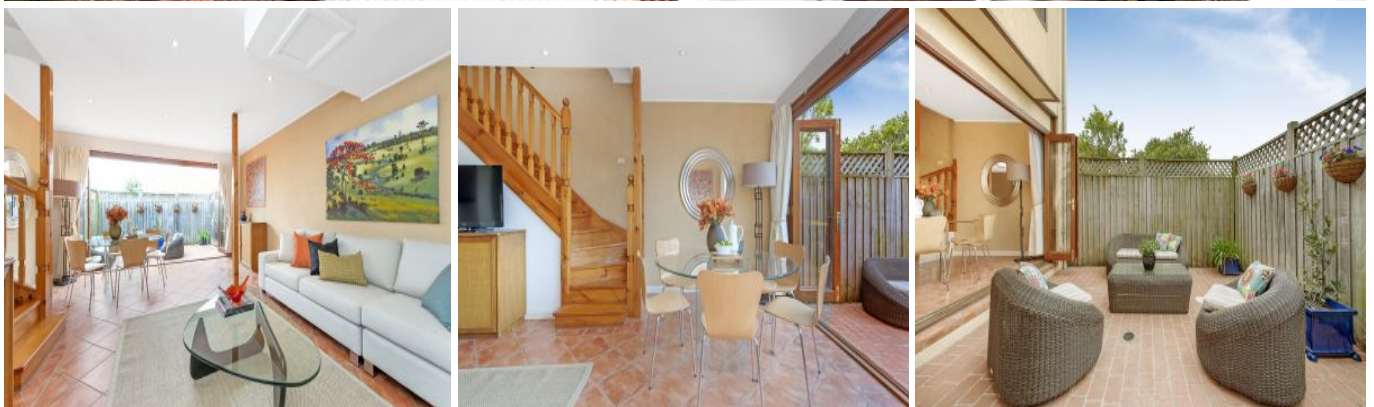


# Balmain

## 5 Rowntree Street



\$1.4m

## Spectacular bridge and city views

A surprisingly spacious home with breathtaking views, this wide-fronted Victorian semi is set over three levels incorporating a top floor master retreat with spectacular views. With potential to renovate and add value it opens to a sunny courtyard and offers a private haven in the chic village heart.

- 4 double bedrooms, built-ins plus a lower level study
- Master retreat with walk-in robe, deck and dazzling views
- Generous gas kitchen with stainless steel appliances
- Fluid living and dining with cedar-framed bi-fold doors
- Private alfresco courtyard, right of way side access
- Original timber floors and fireplaces, high ornate ceilings
- Stroll to great restaurants, cafes, wine bars and bistros
- Walk to the foreshore and ferry, easy 3km city commute

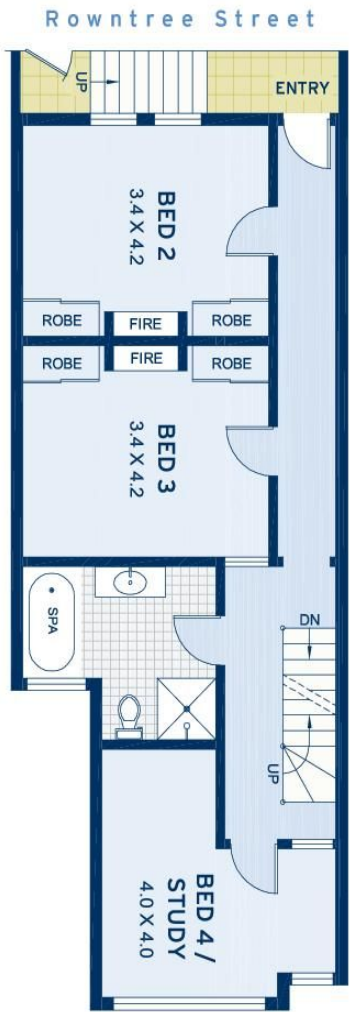
   
4 2

## ADDITIONAL DETAIL

|               |                    |
|---------------|--------------------|
| Council Rates | \$400/qtr (approx) |
| Water Rates   | \$296/qtr (approx) |
| Type          | House              |
| Sold Date     | 06/11/2014         |
| Land          | 108 Square Metres  |

**Peter Gordon**  
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peter@ch.com.au

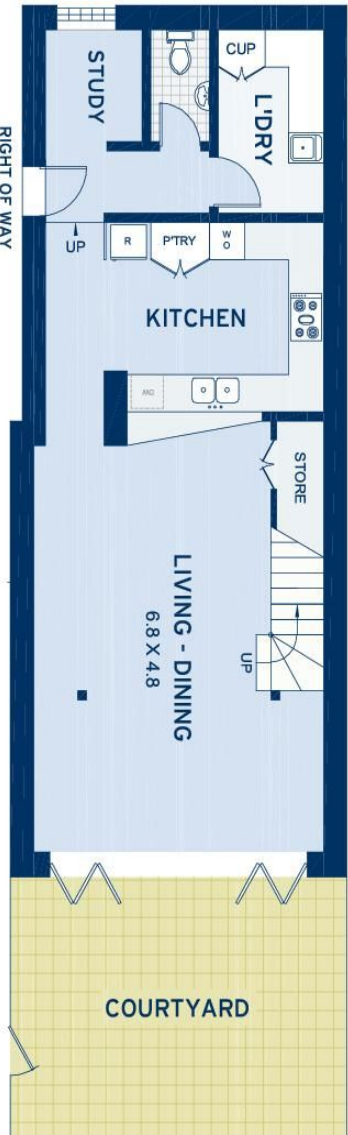
**Stephanie Lees**  
0412 161 142  
stephanie@ch.com.au



LEVEL TWO



LEVEL THREE



LEVEL ONE



| APPROXIMATE AREAS    |          |
|----------------------|----------|
| Internal Floor-space | 168sqm   |
| Roof Store           | 24sqm    |
| External             | 35sqm    |
| Land Size            | 108sqm   |
| OUTGOINGS            |          |
| Council Rates        | \$400 pq |
| Water Rates          | \$296 pq |

**Balmain**  
5 Rowntree Street

DISCLAIMER: This information has been prepared as a guide only. The vendor and the real estate agent, Balmain Real Estate Pty Ltd and/or Balmain Estate Agency Pty Ltd (trading as Cobden & Hayson), make no warranties as to its accuracy and all interested parties must rely on their own enquiries.