

Birchgrove

91 Birchgrove Road



SOLD AT AUCTION

A prime peninsula setting, solid bones, parking and potential harbour views provide the perfect platform for future growth in a coveted location. Offering comfortable and spacious living all on one level, this double brick home is just 200m to Balmain Sailing Club and a stroll to all village amenities.

- Formerly two semis known as 89-91 Birchgrove Rd
- Wide street with a double frontage and lock-up garage
- Fresh interiors, 3 double bedrooms, one with built-ins
- Sunny living room and separate casual living/dining
- Functional gas kitchen, good sized bathroom
- Wraparound courtyard with a pergola-covered patio
- A second level would capture water views (STCA)
- Top location close to schools and village attractions



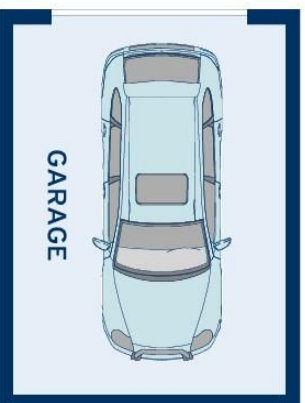
\$1.62m

ADDITIONAL DETAIL

Council Rates	\$564/qtr (approx)
Water Rates	\$177/qtr (approx)
Type	House
Sold Date	17/03/2016
Land	200 Square Metres

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APPROXIMATE AREAS	
Internal Floorspace	95sqm
Garage	20sqm
External	104sqm
Land Size	199sqm
OUTGOINGS	
Council Rates	\$564 pq
Water Rates	\$177 pq



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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 Balmain), make no warranties as to its accuracy and all interested parties must rely on their own enquiries.

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