

Drummoyne

321 Victoria Place



\$3.398m

Character residence with uninterrupted water views

Exuding warmth and grace this beautiful home easily balances period elegance and modern comfort. Proudly set on 622sqm, this abundant family home lives comfortably now with room to further value add in an ultra convenient location.

- Offering expansive views from every level across multiple living areas
- Open CaesarStone kitchen, stunning formal lounge for entertaining
- Four double bedrooms plus master retreat with ensuite and WIR
- Manicured gardens, expansive level lawn, side driveway access
- Soaring detailed ceilings, original floorboards and fireplaces
- Practical layout for families with potential to further refine
- Large ground floor rumpus connects to under house storage
- Idyllic waterside lifestyle, walking paths and express ferry to CBD

		
5	2	3

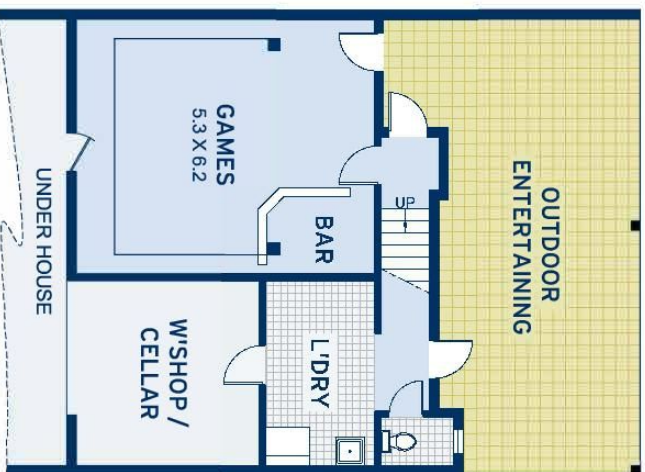
ADDITIONAL DETAIL

Council Rates	\$610/qtr (approx)
Water Rates	\$168/qtr (approx)
Type	House
Sold Date	07/04/2017
Land	622 Square Metres

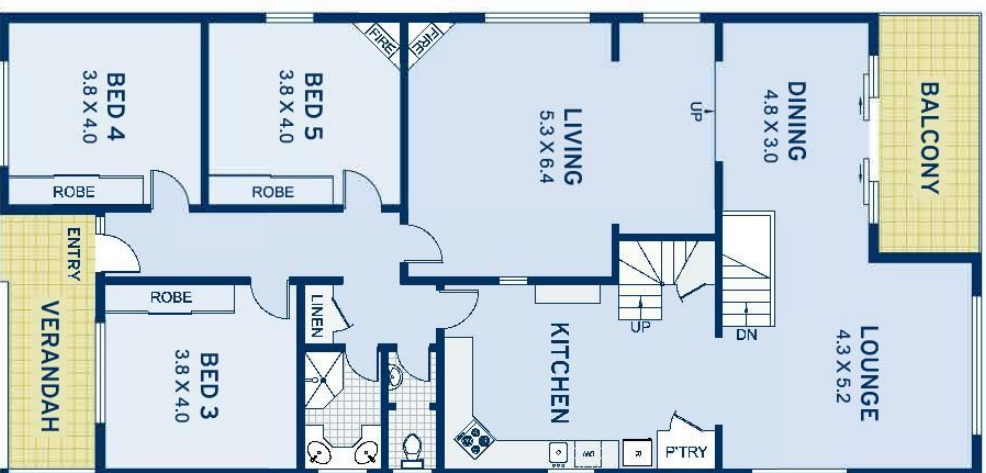
Daniel Patterson
0421 882 692
daniel@ch.com.au



SITE PLAN
Victoria Place



LEVEL ONE



LEVEL TWO



LEVEL THREE



APPROXIMATE AREAS	
Internal Floor Space	275sqm
L'dry & W'shop	30sqm
External	505sqm
Land Size	622sqm
OUTGOINGS	
Council Rates	\$609 pq
Water Rates	\$168 pq

Drummoyne
321 Victoria Place

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.

cobden & hayson