

Birchgrove

7A Wharf Road



\$6,500,000

A waterfront home like no other

Indulging in an intimacy with the water that is rarely found, this superlative deep waterfront home offers an executive paradise set back from the street and basking in the magnificent harbour, district and bridge vistas from most rooms. Enjoy luxury living at its finest with a versatile floorplan and superb boating facilities.

- Discrete gated entry leads through a magical garden path
- Built right to the water's edge, sundrenched N/E aspect
- Split-level design, soaring ceilings, expansive balconies
- Gourmet stone and Miele kitchen with breakfast room
- Formal dining, sprawling living, fire, surround sound
- Master retreat with spa ensuite, WIR and striking views
- Sublime boatshed converted to a studio, jetty, mooring
- 3rd bed with powder, reverse cycle a/c, single carport

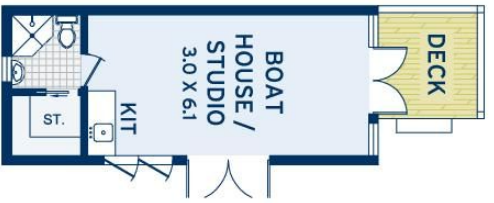
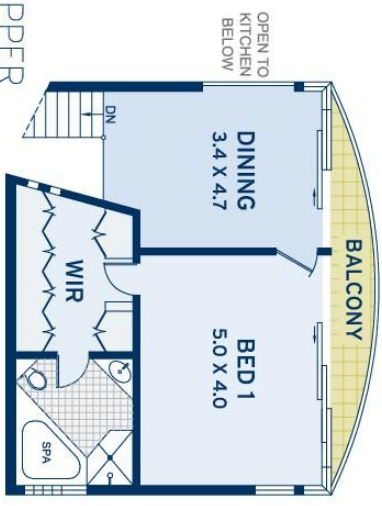
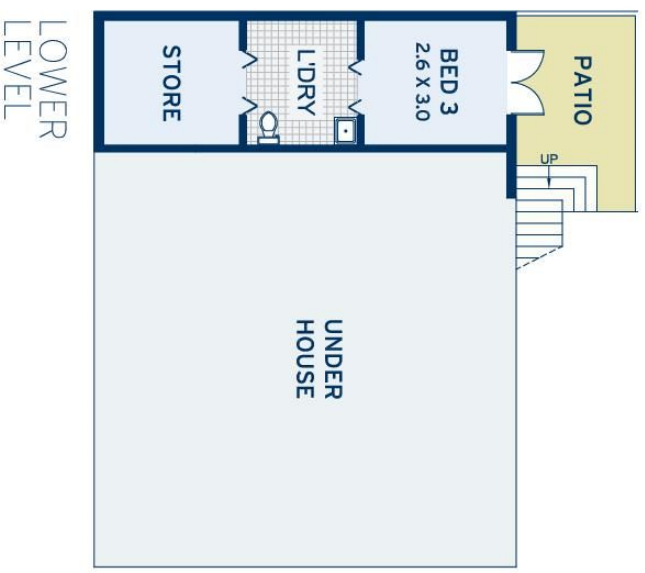
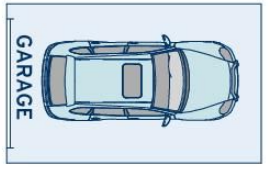


ADDITIONAL DETAIL

Council Rates	\$1,395/qtr (approx)
Water Rates	\$169/qtr (approx)
Type	House
Sold Date	27/07/2017
Land	430 Square Metres

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APPROXIMATE AREAS	
Internal Floor/space	180sqm
Garage	19sqm
External	270sqm
Land Size	430sqm
OUTGOINGS	
Council Rates	\$1,395 pq
Water Rates	\$169 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.