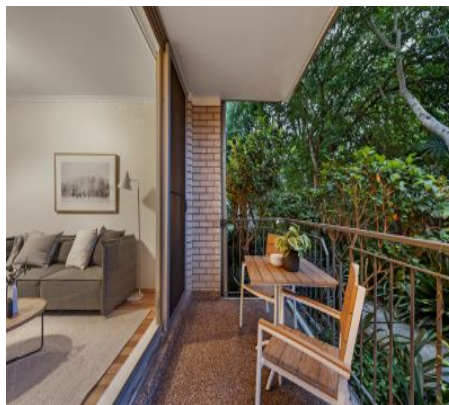


Birchgrove

2/39 Church Street



\$951k

Easy, low stress living by the park

Enjoying a parkside address that will grab your attention, this easy access garden apartment delivers exceptional entry buying and the perfect low maintenance escape. Tucked to the rear of the boutique block surrounded by leafy gardens, its interiors are fresh and modern ready to be enjoyed. Its exclusive setting is metres to Mort Park and the ferry and a quick stroll to Darling Street and the bus.

- Freshly painted with contemporary timber flooring
- Generous living and dining opens to the back balcony
- Spacious balcony encourages entertaining and relaxing
- Quality stone kitchen, Blanco appliances, dishwasher
- Two spacious bedrooms both fitted with built-in robes
- Centrally positioned bathroom plus an internal laundry
- Security building offers peace of mind, secure car space
- Prestige setting, quiet street with the park as a neighbour

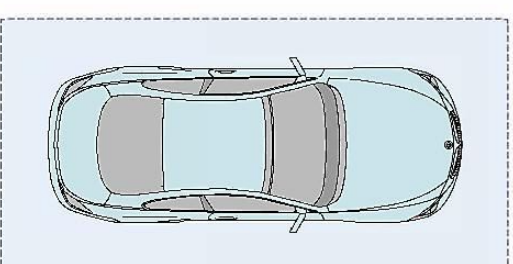


ADDITIONAL DETAIL

| | |
|---------------|--------------------|
| Council Rates | \$264/qtr (approx) |
| Strata Fees | \$572/qtr (approx) |
| Water Rates | \$170/qtr (approx) |
| Type | Apartment |
| Sold Date | 01/02/2018 |

Kelly Petrini

kelly@ch.com.au



**COVERED
CARSPACE**



| APPROXIMATE AREAS | |
|-------------------|----------|
| Apartment Size | 77sqm |
| Parking | 15sqm |
| Total | 92sqm |
| OUTGOINGS | |
| Council Rates | \$264 pq |
| Water Rates | \$170 pq |
| Strata Rates | \$572 pq |

Birchgrove
2/39 Church Street

DISCLAIMER: This information has been prepared as a guide only. The vendor and the real estate agent, Balmuir Real Estate Pty Ltd and/or Balmuir 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.

cobden & hayson