

Balmain

74 Birchgrove Road



Tightly held stylish terrace, prime peninsula setting

Embracing a premier northerly to rear peninsula setting, this wide fronted end terrace showcases a substantial dual level floorplan with superb outdoor living and a flexible floorplan offering wide appeal. Capturing an abundance of natural light and water vistas, its stylish contemporary aesthetic is perfectly tailored for a comfortable lifestyle.

- Elegant Victorian terrace boasting considered updates
- High ceilings, formal dining or 2nd living with fireplace, a/c
- Expansive living, stone induction kitchen with dining bench
- Miele and Gaggenau appliances, rear terraces and decks
- Ground level 4th bedroom, office or living with nearby bath
- Three large upper-level bedrooms all fitted with robes
- Master with fireplace and balcony, garage with workshop
- Rear lane access, walk to the baths, bus and Darling Street

\$2,615,000

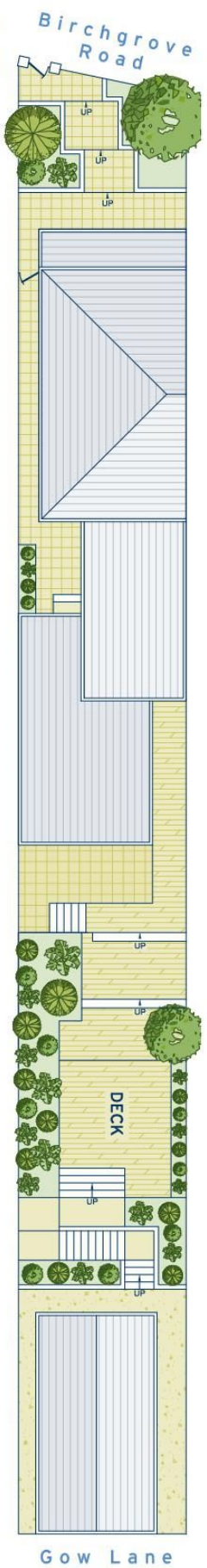
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ADDITIONAL DETAIL

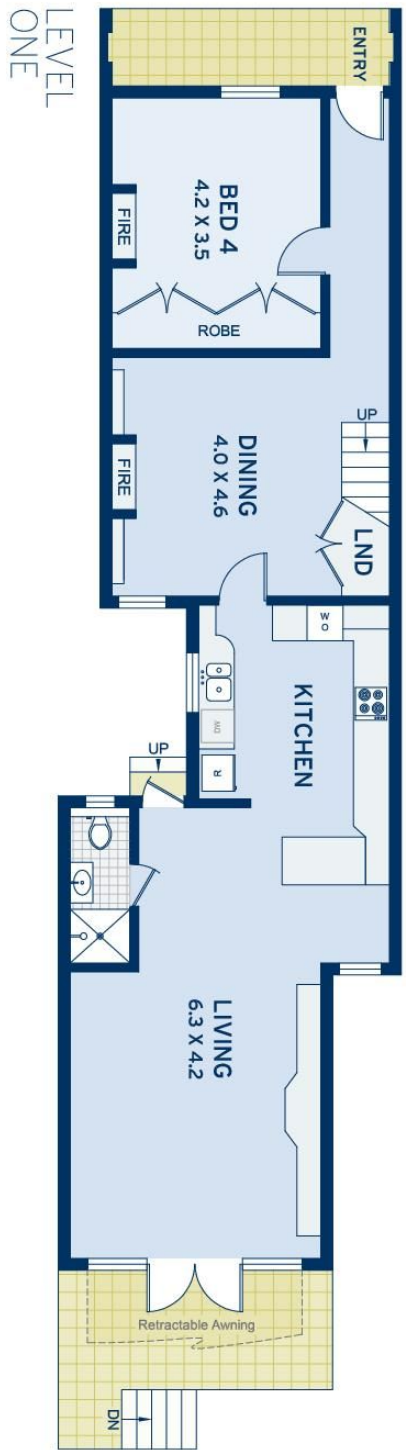
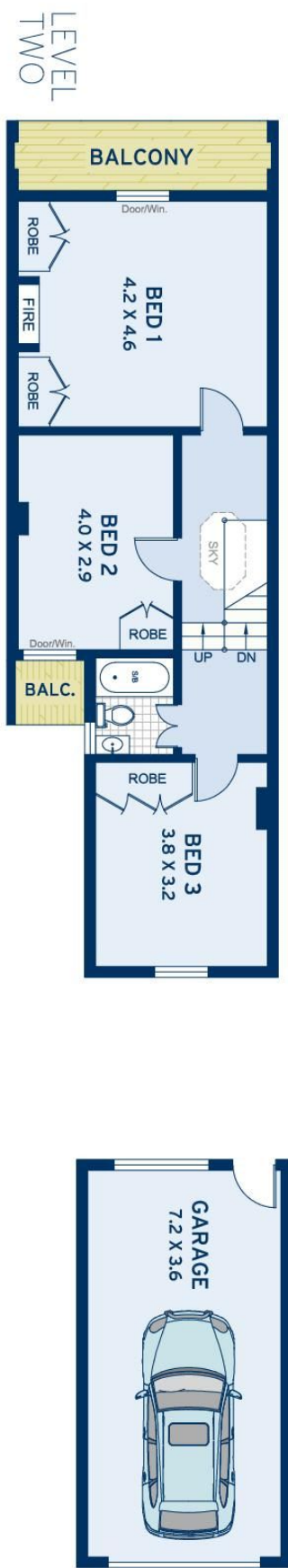
Type	House
Sold Date	12/05/2018
Land	261 Square Metres

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SITE PLAN



APPROXIMATE AREAS	
Internal Floor/space	145sqm
Garage	26sqm
External	161sqm
Land Size	263sqm
OUTGOINGS	
Council Rates	\$512 p/q
Water Rates	\$172 p/q



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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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