

Balmain

5 Claremont Street



\$2.485m

Glamour in a prized Balmain setting

Creative design has transformed this freestanding Victorian villa into a beautiful contemporary home that evokes the essence of understated glamour. Bespoke finishes and an innovative layout celebrate family life with a state-of-the-art kitchen at the social heart of the home and a seamless flow to a lush north-facing garden with rear access.

- Private dual access block on one of Balmain's finest streets
- Bold monochromatic interiors with polished concrete floors
- 3 double bedrooms, potential parking via rear lane (STCA)
- Sleek kitchen, Miele/Liebherr appliances, 5 burner gas hob
- Expansive living and dining space, ambient lighting schemes
- Sun-drenched landscaped garden, bbq area with gas & sink
- 3 bathrooms, limestone ensuite, walk-in shower, double bath
- Extensive integrated storage, zoned air, underfloor heating


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ADDITIONAL DETAIL

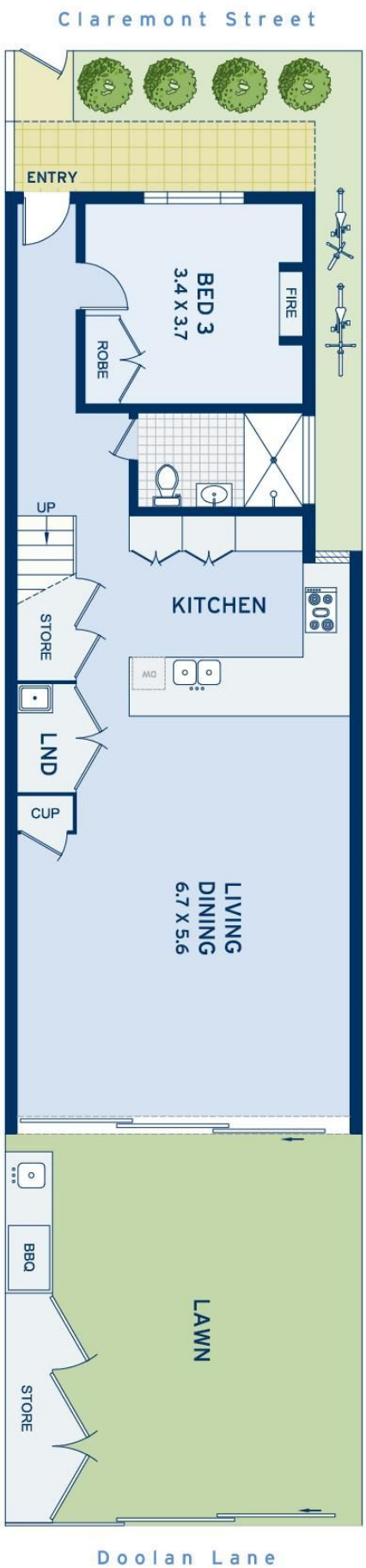
Council Rates	\$500/qtr (approx)
Water Rates	\$172/qtr (approx)
Type	House
Sold Date	10/04/2018
Land	151 Square Metres

Christie Nguyen

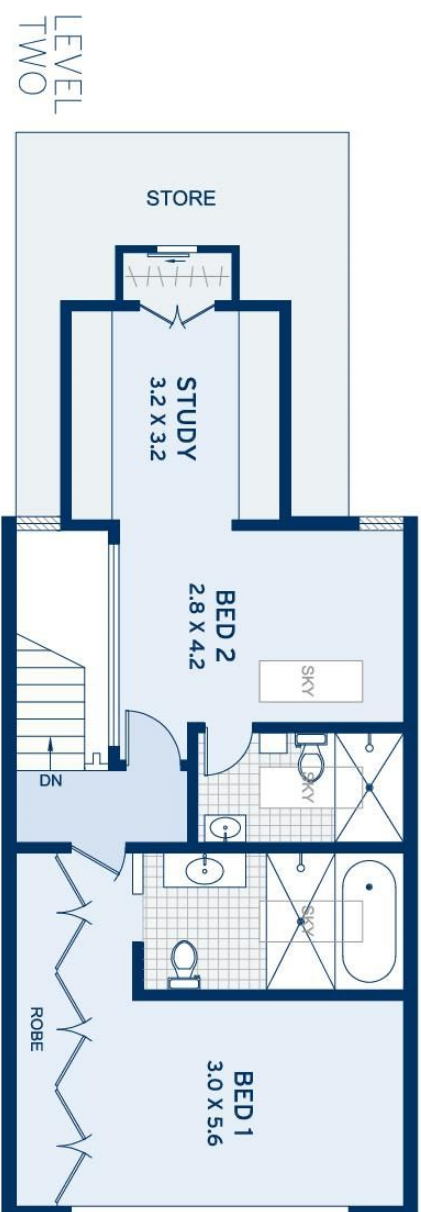
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LEVEL ONE



LEVEL TWO



APPROXIMATE AREAS	
Internal Floor Space	143sqm
External	60sqm
Land Size	151sqm
OUTGOINGS	
Council Rates	\$500 pq
Water Rates	\$172 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.

cobden & hayson