

# Birchgrove

## 13/26 Grove Street



## Waterfront bliss with a harbour outlook

A tranquil setting at the tip of the Birchgrove peninsula makes this Edgewater apartment a wonderful lifestyle purchase surrounded by scenic parkland. Capturing harbour views from its front wing position, the superbly presented apartment is set in a waterfront block with access to a private boat ramp and swimming pool on the water's edge. Soak up the vista from the balcony or stroll along the foreshore to the city ferry.

- An exclusive setting bordering picturesque Birchgrove Park
- Generous proportions, large windows and harbour views
- Double bedrooms with built-ins and a fresh modern bathroom
- Glass-fronted living room opens to an entertainer's balcony
- Stylish dine-in kitchen and a large separate internal laundry
- Elevated ground floor setting, easy access to a lock-up garage
- 500m to Birchgrove wharf for an easy commute to the city
- Private boat ramp and waterfront pool, walk to Balmain village

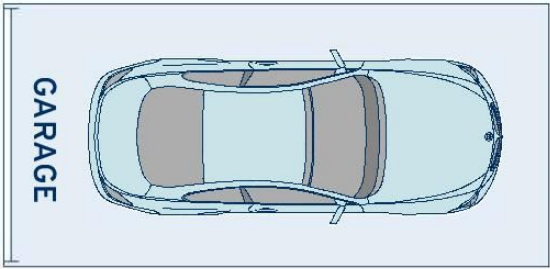
		
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\$990K

## ADDITIONAL DETAIL

Council Rates	\$275/qtr (approx)
Strata Fees	\$1,300/qtr (approx)
Water Rates	\$172/qtr (approx)
Type	Apartment
Sold Date	10/07/2018

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APPROXIMATE AREAS	
Apartment	88sqm
Balcony	7sqm
Parking	14sqm
Total	109sqm
OUTGOINGS	
Council Rates	\$275 pq
Water Rates	\$172 pq
Strata Levies	\$1300 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.

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