

# Drummoyne

## 26B Marlborough Street



Undisclosed

## A fresh take on classic cottage charm

Classic charm meets designer flair in this 9m-fronted Federation home with a spacious flow-through layout creating a superb entertainer. Built c1912, Birch Cottage is set on over 300sqm between Drummoyne Park and the village hub with a 10m setback from the street affording a wonderful sense of peace and privacy. Sunny NE facing gardens invite relaxation while a huge lined attic offers scope for a second level (STCA).

- Deep front garden, double off street parking, auto carport
- High ornate ceilings, polished floorboards, original fretwork
- Spacious dining and sunlit living, seamless in/outdoor flow
- Large Caesarstone kitchen, breakfast bar, chef's gas cooker
- Cedar framed bi-fold windows and doors, NE facing deck
- Lush gardens with a sunny level lawn, 20sqm lined attic
- Luxe bathroom (subfloor heating), 400m to the boat ramp

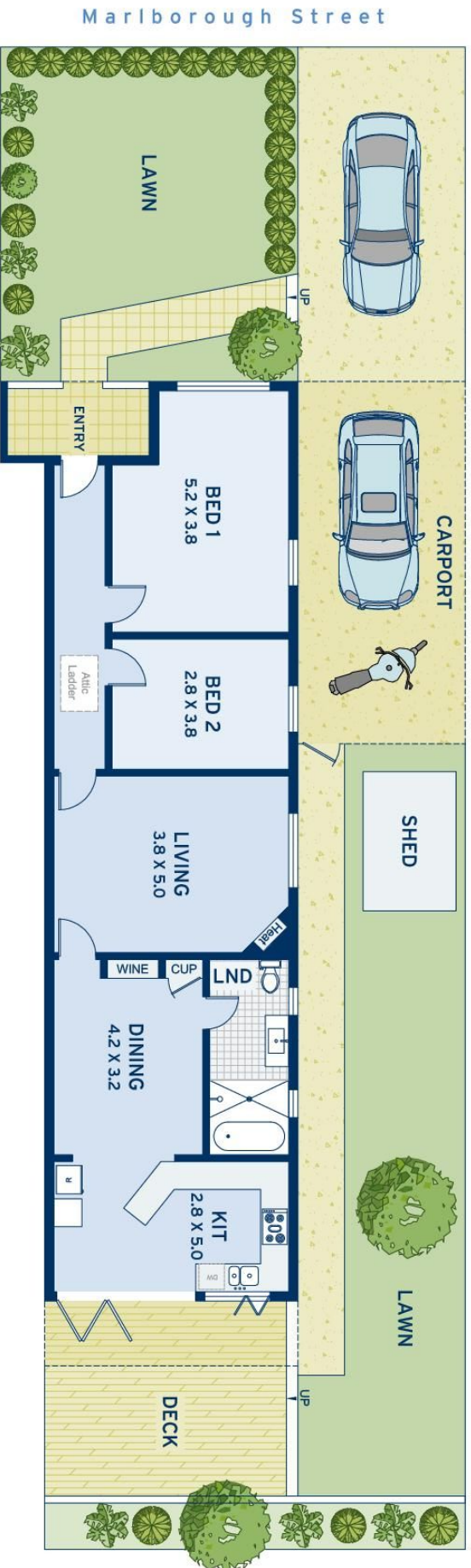


### ADDITIONAL DETAIL

Council Rates	\$320/qtr (approx)
Water Rates	\$172/qtr (approx)
Type	Semi Detached
Sold Date	01/05/2018

**Mia Fredrix**  
0416 223 699  
mia@ch.com.au

**Mel Spencer**  
0450 772 994  
mel@ch.com.au



APPROXIMATE AREAS	
Internal Floor Space	96sqm
External	207.5sqm
Land Size	303.5sqm
OUTGOINGS	
Council Rates	\$320 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, Drummoyne Estate Agency Pty Ltd (trading as Cobden & Hayson, Drummoyne), make no warranties as to its accuracy and all interested parties must rely on their own enquiries.

cobden & hayson