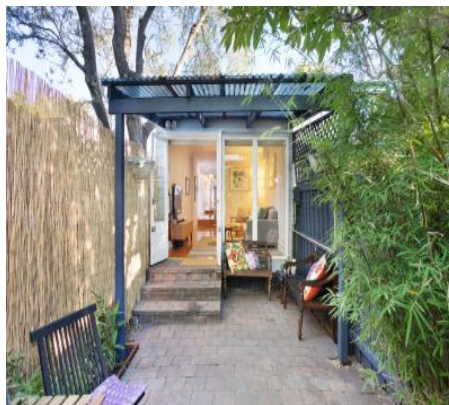


Balmain

44 High Street



CAPTIVATING TERRACE IN PRIZED PENINSULA LOCATION

Fresh interiors, a welcoming vibe and private courtyard garden combine in this single-level terrace to offer a perfect market entry with opportunity to extend and add value. Set in a quiet peninsula street, this bright and airy two-bedroom home is footsteps to village life.

- Tastefully presented interiors with wide timber floors
- 2 bedrooms, one with built-ins, fresh modern bathroom
- Bright modern kitchen, dining opening to a side courtyard
- Stylish living area with reverse cycle air opens outdoors
- French doors to a northeast facing entertaining courtyard
- Integrated laundry, ceiling fans, low-maintenance living
- 200m to Darling Street cafes, boutiques and eateries
- 23sqm fully lined attic space, potential for 2nd level (STCA)
- 3.5km to the CBD, walk to the ferry and foreshore parks

 
2 1

ADDITIONAL DETAIL

Council Rates	\$362/qtr (approx)
Water Rates	\$192/qtr (approx)
Type	House
Sold Date	20/09/2018
Land	95 Square Metres

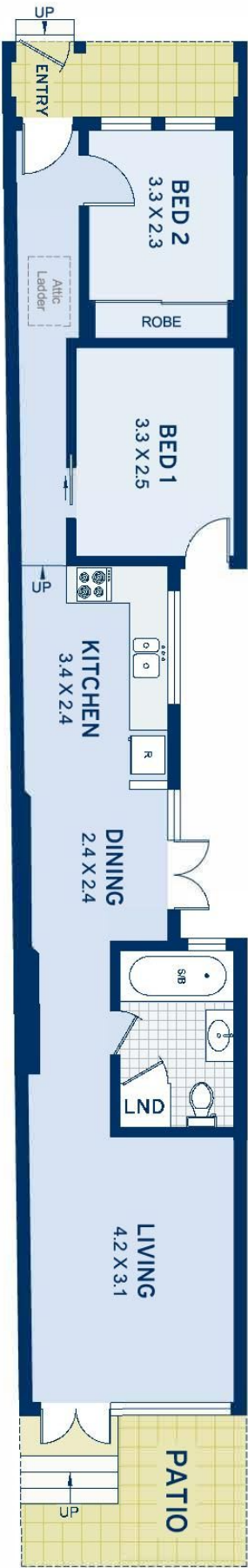
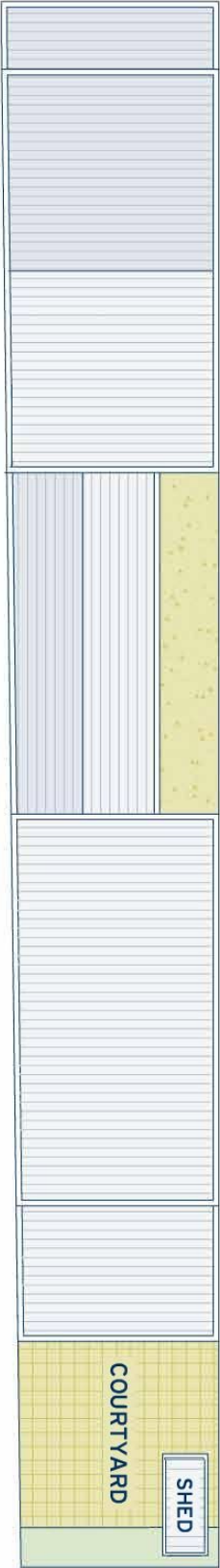
Peter Gordon
0410 639 989
peter@ch.com.au

Peter Gordon
0410 639 989
peter@ch.com.au

Undisclosed

SITE
PLAN

High Street



APPROXIMATE AREAS	
Internal Floor Space	60sqm
Attic	23sqm
External	35sqm
Land Size	95sqm
OUTGOINGS	
Council Rates	\$362 p/q
Water Rates	\$192 p/q

Balmain
44 High Street

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