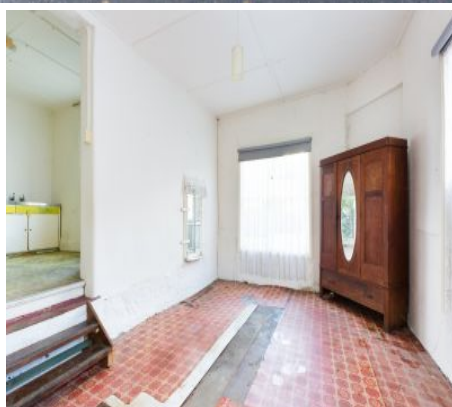


# Balmain

## 25 Trouton Street



**\$1,190,500**

### A piece of Balmain's early history with enormous potential

Original homes in this exclusive harbourside enclave are increasingly rare and this 1850's two-storey cottage is being offered for the first time in 50+ years. Be inspired by neighbouring homes and explore the potential to revamp or recreate capitalising on its prized corner block, sunny north-east aspect and solid sandstone construction. Located on the edge of Mort Bay Park, it's 100m to the ferry wharf.

- One of Balmain's earliest homes dating to the 1850s
- A true blank canvas in need of an extensive overhaul
- First time offered to the market in more than 50 years
- 10m frontage, prime location on the corner of Thames St
- NE facing upper level balcony, private walled courtyard
- Separate living and dining rooms and an eat-in kitchen
- Walk to Balmain village, harbour parks and the ferry wharf
- Potential off-street parking via Thames St (subject to approval)

  
**2**

  
**1**

### ADDITIONAL DETAIL

Council Rates	\$551/qtr (approx)
Water Rates	\$192/qtr (approx)
Type	House
Sold Date	14/07/2018
Land	145 Square Metres

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APPROXIMATE AREAS	
Internal Floor Space	90sqm
Store	8sqm
External	97sqm
Land Size	144sqm
OUTGOINGS	
Council Rates	\$551 pq
Water Rates	\$192 pq

**Balmain**  
25 Trouton 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