

Rozelle

8 Clare Street



Undisclosed

Gorgeous cottage with garden studio

Fall in love with the vintage charm of this freestanding character cottage and delight in the convenience of its quiet peninsula setting nestled between Balmain and Rozelle villages. An unexpectedly spacious layout and easy indoor/outdoor flow invite relaxation while a charming garden studio is ideal as an artist's retreat or home office. Lovely as is, there's scope to add your own style and extend further.

- Picturesque cottage brimming with charm and character
- 2 double bedrooms, original marble fireplace, built-in robes
- Large living room with a fireplace, wide Kauri floorboards
- Bright dine-in country gas kitchen, internal laundry
- French doors to a sunny deck and jasmine-framed courtyard
- Versatile artist's studio with loft and exposed brick walls
- Leadlight windows, high ornate ceilings
- Tightly held street, 250m to Darling St, 3.5km to the CBD


2

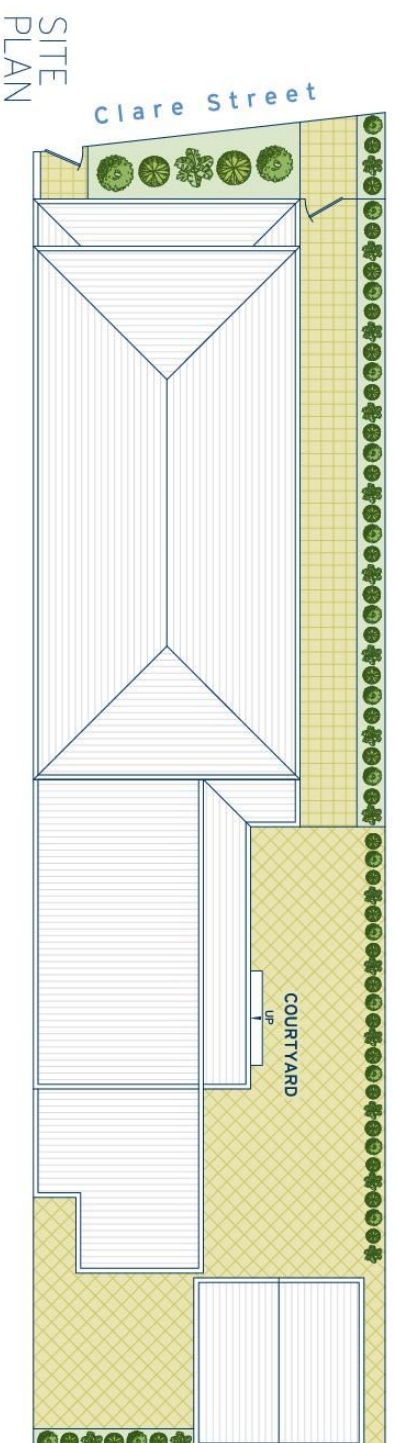
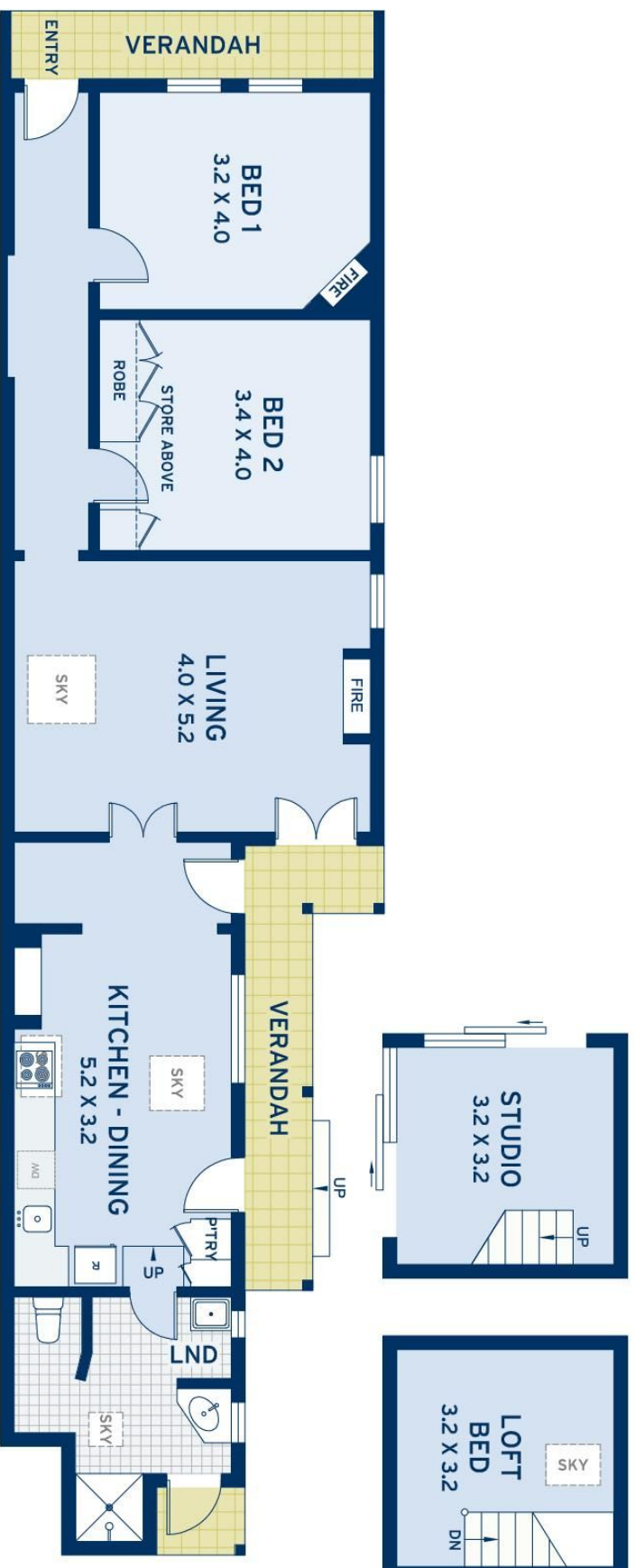

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ADDITIONAL DETAIL

Council Rates	\$545/qtr (approx)
Water Rates	\$192/qtr (approx)
Type	House
Sold Date	18/08/2018
Land	196 Square Metres

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APPROXIMATE AREAS	
Internal Floor/space	108sqm
External	97sqm
Land Size	196sqm
OUTGOINGS	
Council Rates	\$545 p/q
Water Rates	\$192 p/q

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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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