

Balmain

2/2 Ewenton Street



A stylish garden haven on the peninsula

Perfect for entertaining with much more space than a terrace and a sunny level garden at the rear, this impeccably appointed residence is quietly located at the peninsula end of Darling Street. Spread over two levels and featuring a double lock-up garage on title, the three-bedroom Philip Cox designed home is footsteps to Ewenton Park and a level walk to Balmain East ferry wharf for a quick and easy commute to the city.

- Double-fronted home with a wide entry and excellent layout
- 3 large bedrooms with built-ins, 1 with a private courtyard
- Large living room with a gas fireplace, polished floorboards
- Entertainer's granite gas kitchen and spacious open dining
- Covered entertainer's terrace, sunny child-friendly garden
- 2 bathrooms, master ensuite, custom joinery, reverse air
- 215sqm of in/outdoor living plus a double lock-up garage
- Peaceful and private, stroll to cafes, parks, schools and shops


3


2


2

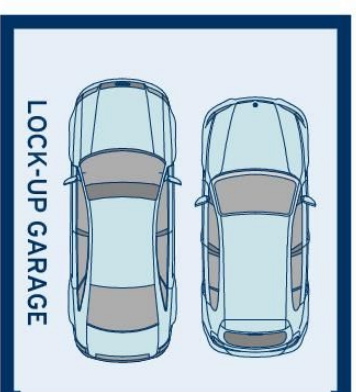
Undisclosed

ADDITIONAL DETAIL

Council Rates	\$298/qtr (approx)
Strata Fees	\$1,650/qtr (approx)
Water Rates	\$172/qtr (approx)
Type	House
Sold Date	17/09/2018

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APPROXIMATE AREAS	
Internal Floor/space	120sqm
External	95sqm
Garage	28sqm
Total	243sqm
OUTGOINGS	
Council Rates	\$298 pq
Water Rates	\$172 pq
Strata Levies	\$1650 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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