

# Balmain

## 70 Curtis Road



**\$2.72m**

## This home is a rare find

The creative reinvention of one of Balmain's signature double-fronted cottages has transformed this freestanding residence into an enchanting retreat with a sense of space and harmony rarely found on the peninsula. Idyllic gardens form the heart of the home while a two-storey artist's studio makes a sublime retreat or guest cottage.

- Revived 1860s cottage, approx 300sqm, wide side access
- 4 large bedrooms and self contained studio or office/retreat
- Private master, new designer ensuite and dressing room
- Extensive bespoke joinery and exceptional craftsmanship
- Living with Kauri floors and an inviting open fireplace
- Chef's kitchen with cathedral ceilings, European appliances
- Dining with French terracotta floors flows to the gardens
- Tallowood deck with awning and a lush tree-framed lawn
- Large attic storage area, 150m to Darling Street village



**4**



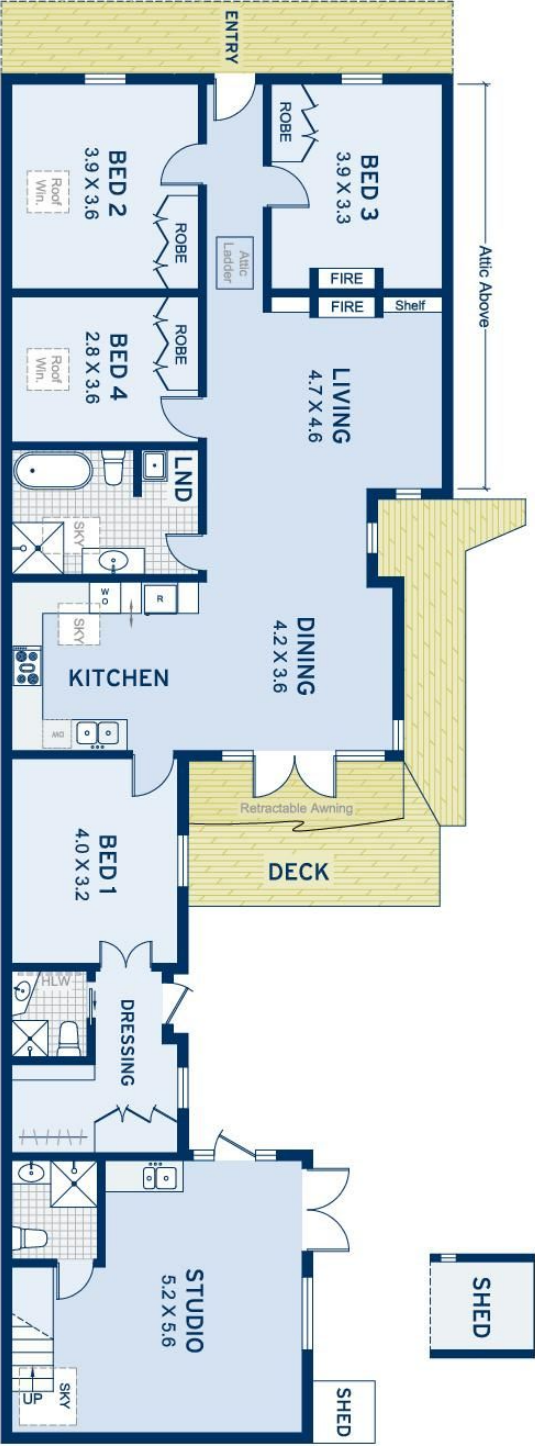
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## ADDITIONAL DETAIL

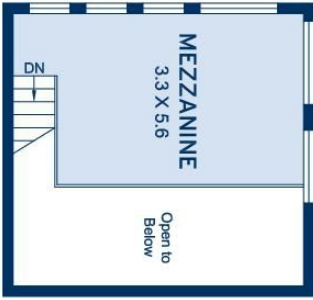
Council Rates	\$568/qtr (approx)
Water Rates	\$200/qtr (approx)
Type	House
Sold Date	18/10/2018
Land	295 Square Metres

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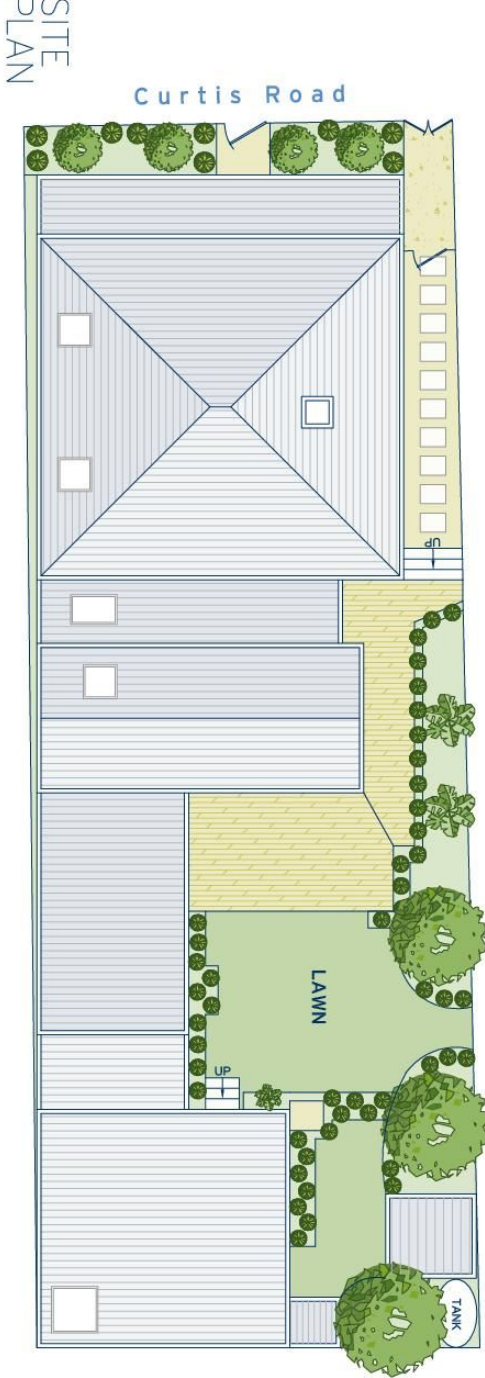
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LEVEL ONE



LEVEL TWO



SITE PLAN

APPROXIMATE AREAS	
Internal Floor/space	174sqm
Studio	45sqm
External	115sqm
Land Size	295sqm
OUTGOINGS	
Council Rates	\$568 pq
Water Rates	\$200 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.

cobden & hayson