

Birchgrove

28 Cove Street



Coveted peninsula address, spacious family home

A creative redesign by renowned local architect John Greenwood has transformed this elegant Victorian terrace into a light-filled designer haven that offers a wonderful sense of sanctuary in a prized peninsula setting. Capturing rare dual harbour outlooks from the light-filled top floor retreat, the stylish tri-level home features two spacious living zones and a beautiful landscaped garden designed to celebrate family life.

- Freestanding to one side, limewashed bamboo flooring
- 3 bedrooms all with private balconies, 2 with built-in robes
- Formal and casual living zones, extensive custom joinery
- Streamlined Caesarstone gas kitchen, Bosch appliances
- Bi-folds open to a covered terrace and established garden
- 2 bathrooms, powder room, limestone family bathroom
- Reverse air, plantation shutters, DA approval for a pool
- Walk to Balmain Sailing Club, Birchgrove Park and the ferry

 **3**

 **2**

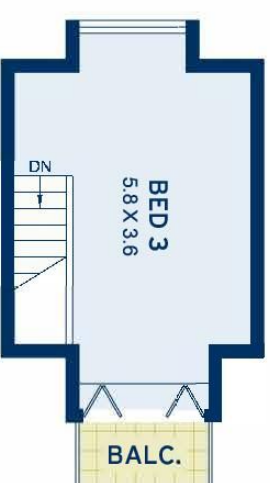
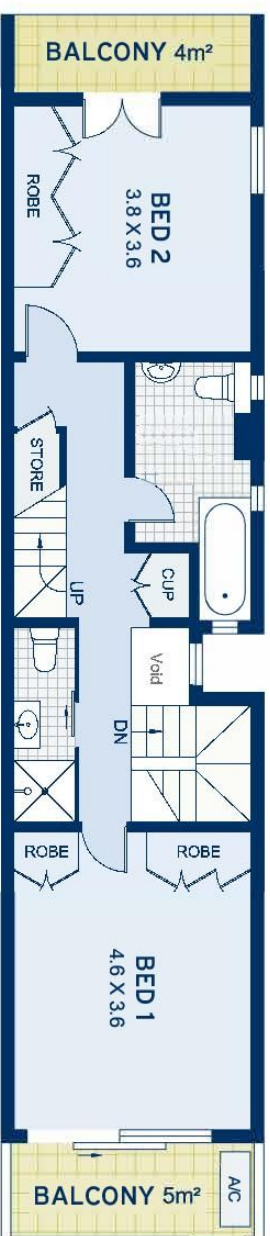
ADDITIONAL DETAIL

Council Rates	\$531/qtr (approx)
Water Rates	\$173/qtr (approx)
Type	House
Sold Date	09/11/2018
Land	158 Square Metres

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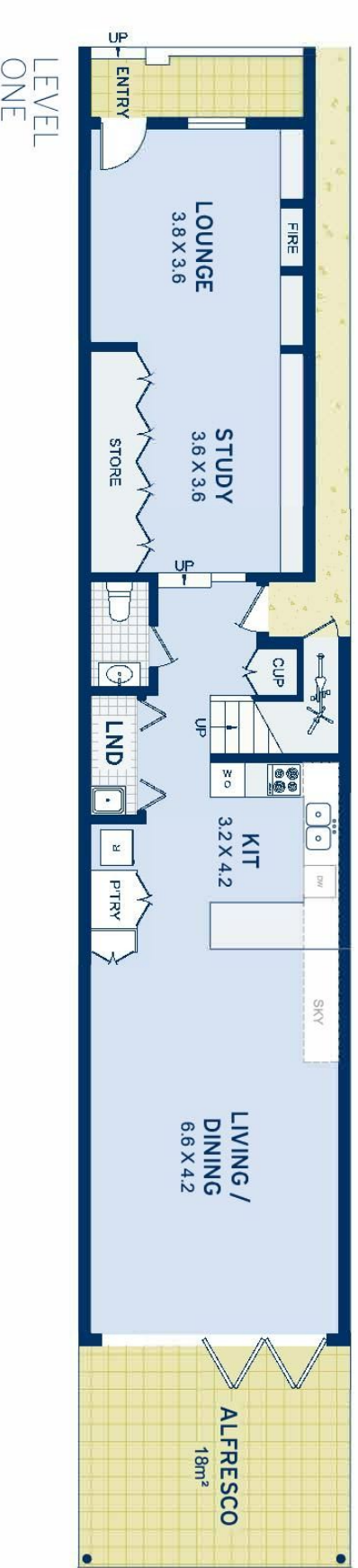
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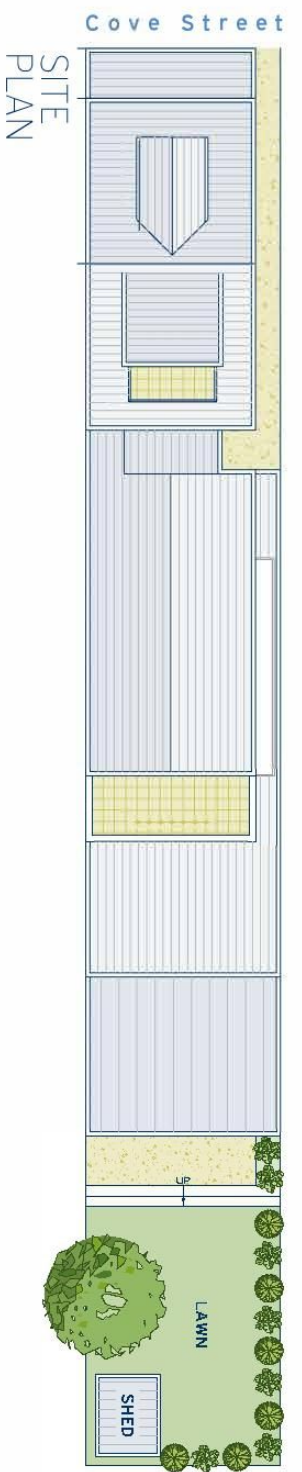


LEVEL TWO

LEVEL THREE



LEVEL ONE



SITE PLAN

APPROXIMATE AREAS	
Internal Floorspace	155sqm
External	80sqm
Land Size	158sqm
OUTGOINGS	
Council Rates	\$173 pq
Water Rates	\$531 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.