

# Balmain

## 13/13 Campbell Street



**\$875k**

## This apartment is yours to transform

Superb views over the harbour centred on the Harbour Bridge set the scene for a relaxed peninsula lifestyle in this boutique apartment. With a sunny northerly aspect and a quiet setting to the rear of the block, the freshly schemed two-bedroom apartment offers a superb entry to a prized location. It's just 300m to Mort Bay Park and Balmain Wharf for a quick and easy commute to the city.

- Bright and airy living opens to a north-east facing balcony
- Views over the rooftops to the harbour and Harbour Bridge
- 2 bedrooms featuring built-in robes, the main with views
- Modern kitchen with integrated stainless steel appliances
- Tidy bathroom with a bathtub and a common laundry room
- Freshly painted and ideal to move straight in or rent out
- Undercover parking on title, well-kept low rise block of 18
- Stroll to the city ferry and the buzz of Darling Street village

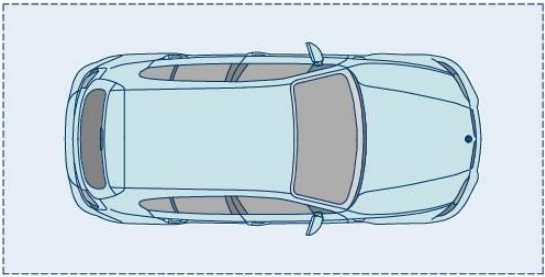
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### ADDITIONAL DETAIL

|               |                    |
|---------------|--------------------|
| Council Rates | \$273/qtr (approx) |
| Strata Fees   | \$796/qtr (approx) |
| Water Rates   | \$172/qtr (approx) |
| Type          | Apartment          |
| Sold Date     | 21/03/2019         |

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CARSPACE



| APPROXIMATE AREAS |          |  |
|-------------------|----------|--|
| Apartment         | 71sqm    |  |
| Carspace          | 15sqm    |  |
| Total             | 86sqm    |  |
| OUTGOINGS         |          |  |
| Council Rates     | \$273 pq |  |
| Water Rates       | \$172 pq |  |
| Strata Rates      | \$796 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