

# Birchgrove

## 89 Louisa Road



**\$4500 per week**

## Luxury deep waterfront residence

Flawlessly designed with architectural innovation, this recently completed five bedroom deep waterfront residence enjoys an aspirational address in one of Sydney's premier waterfront streets. Providing over 400 square metres of luxury living, this superlative residence located on the eastern side of exclusive Louisa Rd offers unrestricted views of the harbour, Bridge and CBD. This magnificent residence enjoys a level entrance from the street, lift access across all floors together with a 17m marina berth.

- Stunning interiors and finishes by Greg Natale
- Marble floors, expansive living, galleries of glass, a/c
- Terraces on every level, stunning heated pool, gym
- Luxe marble and leather look granite topped kitchen
- Miele appliances, induction cooktop, large island bench
- Lift to all levels, lounge, dining, 2nd butler's kitchen

		
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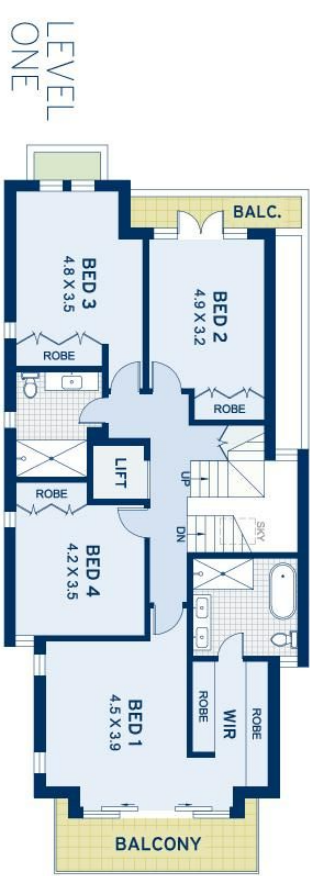
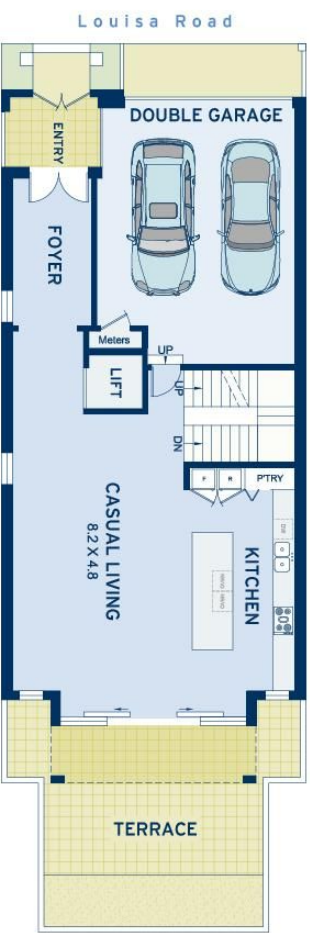
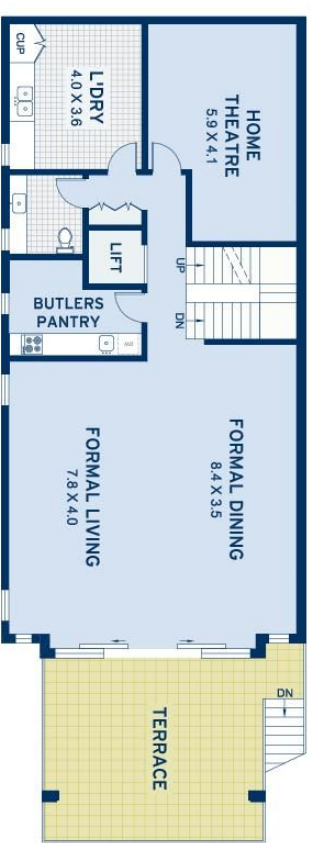
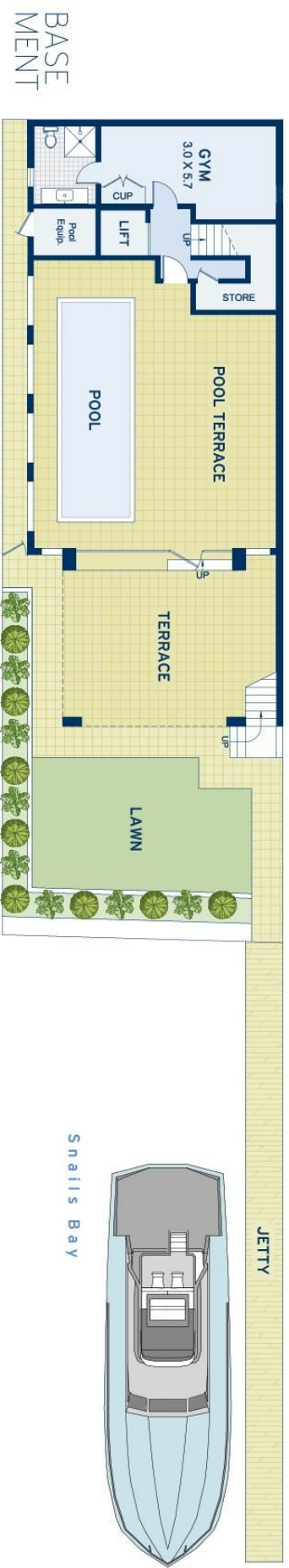
### ADDITIONAL DETAIL

Type

House

**Christie Nguyen**

**christie@ch.com.au**



APPROXIMATE AREAS	
Internal Floorspace	400sqm
Garage	37sqm
External	280sqm
Land Size	284sqm
OUTGOINGS	
Council Rates	\$1682 pq
Water Rates	\$172 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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