

Balmain

37 College Street



Undisclosed

This home is a Balmain classic

Full of charm and possibility, this freestanding Balmain cottage embraces outdoor living with a jasmine-framed courtyard creating a fluid extension of the living space. In a fantastic location between Darling Street and Mort Bay Park, the two-bedroom home is footsteps to College Street Playground and 550m to Balmain Wharf for an easy commute to the city. It's a great home for those looking to enter the market or downsize for a relaxed lifestyle.

- One of Balmain's signature weatherboard cottages
- 2 double bedrooms, 1 with built-ins, wide Kauri boards
- Living room with a fireplace, gas heating bayonet
- Spacious dine-in gas kitchen, stainless steel appliances
- French doors open to a private wraparound courtyard
- Modern bathroom with spa bath, reverse cycle air
- Freshly painted interiors and an easy in/outdoor flow
- A coveted location and superb scope for transformation


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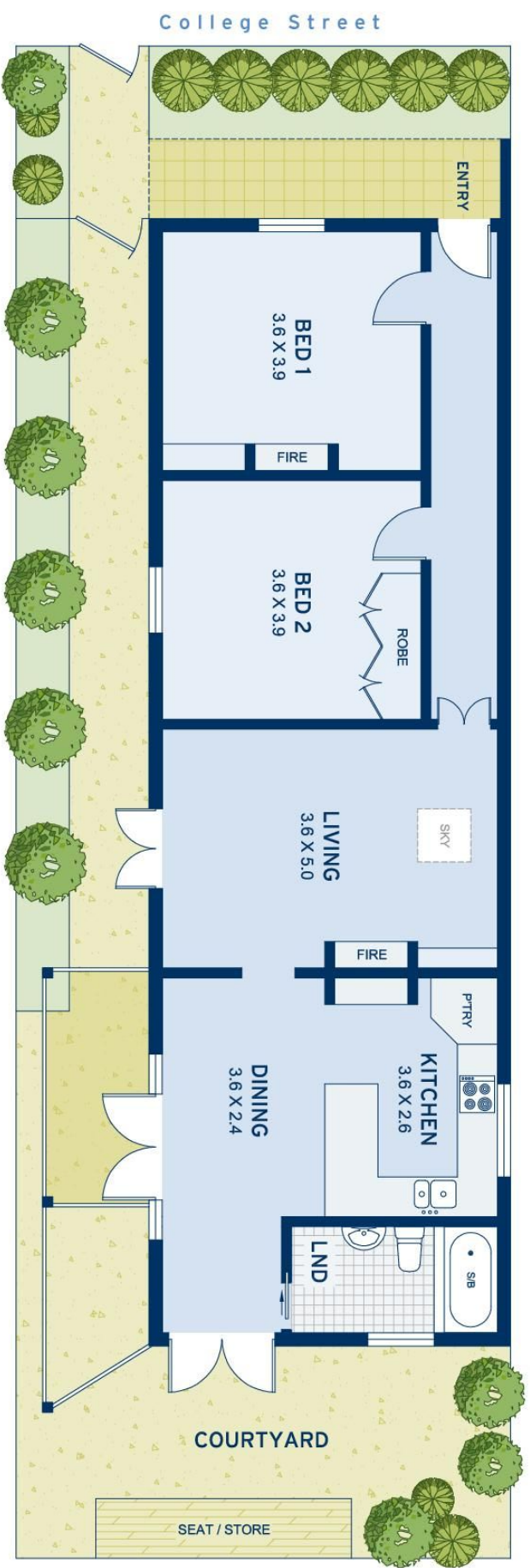

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ADDITIONAL DETAIL

Council Rates	\$446/qtr (approx)
Water Rates	\$192/qtr (approx)
Type	House
Sold Date	29/11/2018
Land	158 Square Metres

Rosemary Chen
0414 766 743
rosemary@ch.com.au

Matthew Hayson
0411 519 190
matth@ch.com.au



APPROXIMATE AREAS	
Internal Floorpace	90sqm
External	68sqm
Land Size	158sqm
OUTGOINGS	
Council Rates	\$446 pq
Water Rates	\$192 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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