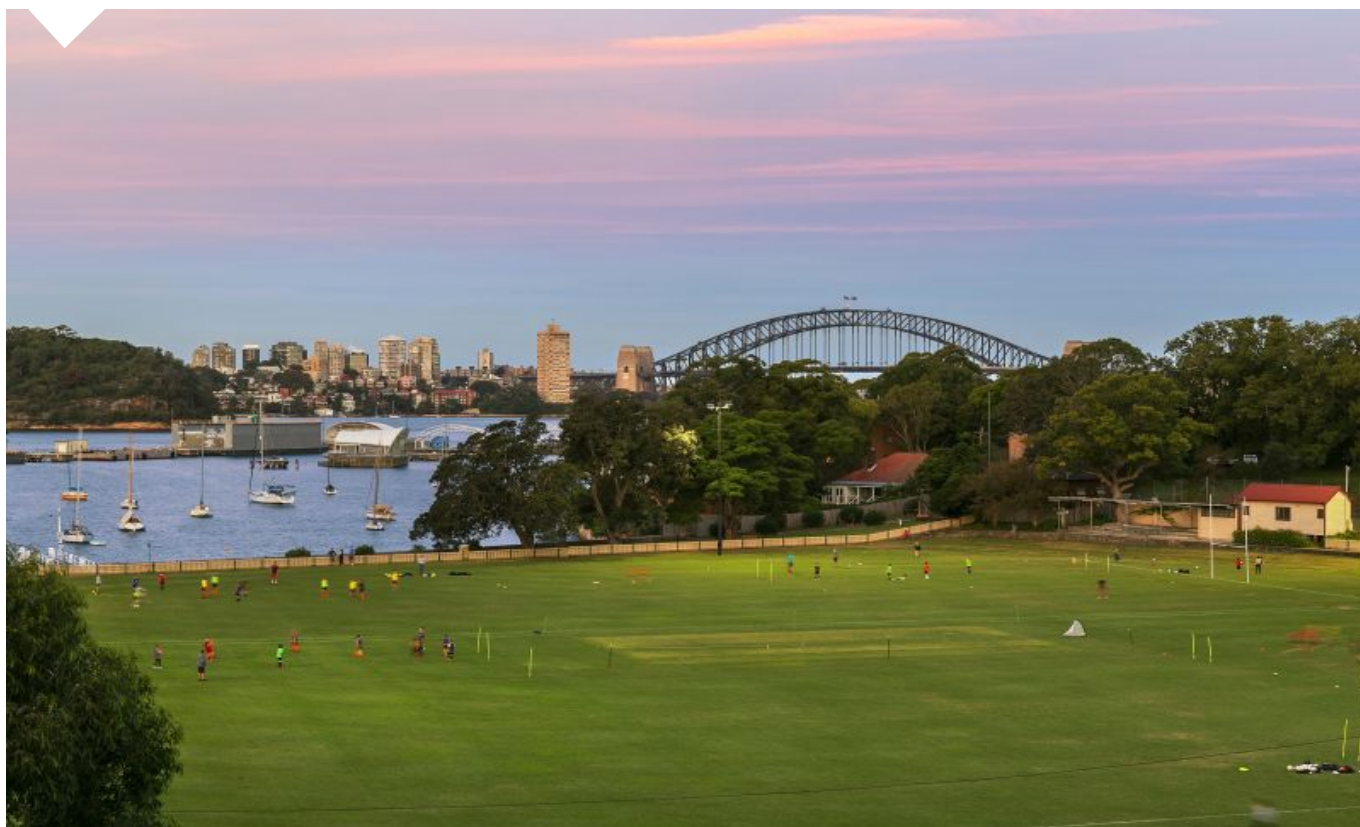


Birchgrove

45 Louisa Road



Undisclosed

Parkside serenity with captivating views

Designed to embrace the outdoors and spread over three luxurious levels, this sleek contemporary residence captures panoramic views centred on the Harbour Bridge from its exclusive peninsula setting. With the lush grounds of Birchgrove Park forming a virtual extension of its cascading terraced gardens, this luxurious designer home offers an alluring fusion of harbour splendour and parkside tranquility a level stroll to the ferry wharf.

- First time offered to the market since expertly built in 1998
- Entertainer's kitchen, 4m island bench, Gaggenau appliances
- Light-filled living areas, guest WC, limestone and Blackbutt floors
- Deep view-swept terrace and landscaped terraced gardens
- 3 large bedrooms, 2 ensuite, master with breathtaking views
- Versatile top floor retreat/3rd bed with wet bar and air con

		
3	3	2

ADDITIONAL DETAIL

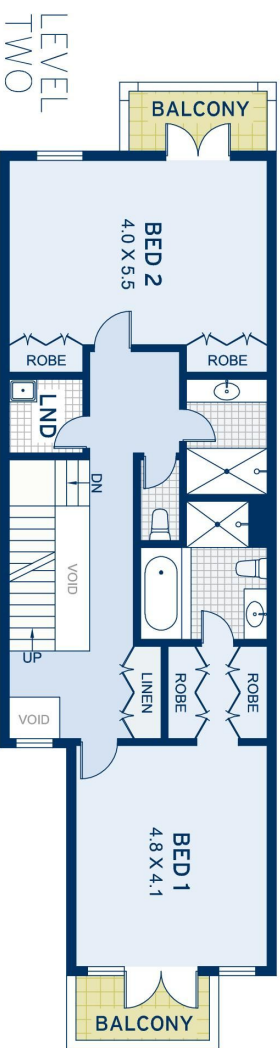
Council Rates	\$961/qtr (approx)
Water Rates	\$172/qtr (approx)
Type	House
Sold Date	10/05/2019
Land	238 Square Metres

Mark Bowis
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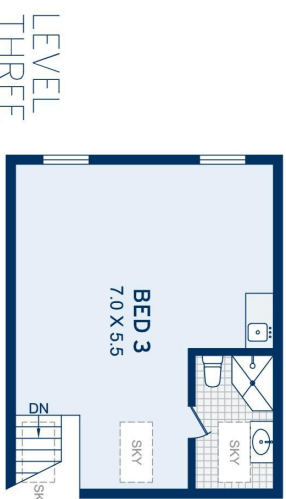
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LEVEL ONE



LEVEL TWO



LEVEL THREE



APPROXIMATE AREAS	
Internal Floorspace	210sqm
Garage	18sqm
External	130sqm
Land Size	238sqm
OUTGOINGS	
Council Rates	\$960 pq
Water Rates	\$172 pq

Birchgrove
45 Louisa Road

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