

Balmain

52 Llewellyn Street



This home is beautiful, bold and bespoke

Newly built homes in Balmain are rare on the market and this triumph of design has created an inspirational residence that celebrates family life. Andrew Burges Architects clever manipulation of light and framed views achieve a remarkable luminosity with soaring ceilings that reach up to the sky and an imaginative layout featuring a choice of living areas, a master retreat and garden oasis. One block back from Darling Street, the freestanding home has been crafted to stand the test of time with a robust yet refined palette and beautiful bespoke interiors.

- 4 bedrooms with built-ins, 2 ensuite, loft retreat or study
- Large master retreat with panoramic views, magic by night
- Family room, custom American Oak joinery, Velux sky lights
- Whole floor living and entertaining, polished concrete floors
- Dream Miele appointed island kitchen with a butler's pantry
- Spotted Gum deck, landscaped garden, RLA to double garage



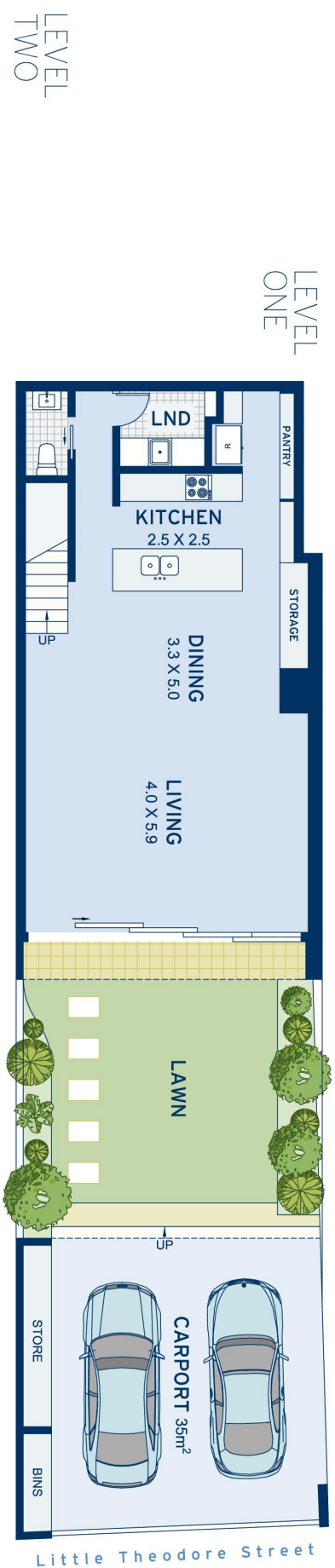
\$3.96m

ADDITIONAL DETAIL

Council Rates	\$533/qtr (approx)
Water Rates	\$196/qtr (approx)
Type	House
Sold Date	04/06/2020
Land	211 Square Metres

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APPROXIMATE AREAS		
Internal Floor Space	182sqm	
Carport	35sqm	
External	100sqm	
Land Size	211sqm	
OUTGOINGS		
Council Rates	\$533 pq	
Water Rates	\$197 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