

Balmain

4/40 Evans Street



Sleek designer terrace in a boutique collection

A stylish contemporary take on Balmain's classic Victorian terrace forms, this sleek designer home's streamlined interiors, quality finishes and spacious two-storey layout combine to deliver a perfect executive address. Part of a boutique collection a short walk to Darling Street village, the oversized one-bedroom home embraces the outdoors with whole-floor living space opening to a private deck and garden.

- Private entry and secure undercover parking on title
- Caesarstone gas kitchen with stainless steel appliances
- Streamlined open plan living with timber floors
- Seamless flow to a private walled entertainer's deck
- Upstairs bedroom with a study alcove and walk-in robe
- Stylishly appointed bathroom, separate internal laundry
- Ducted reverse cycle air-conditioning, louvered windows
- Easy city access, stroll to Balmain and Rozelle villages

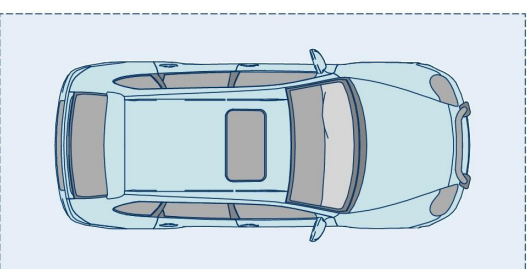
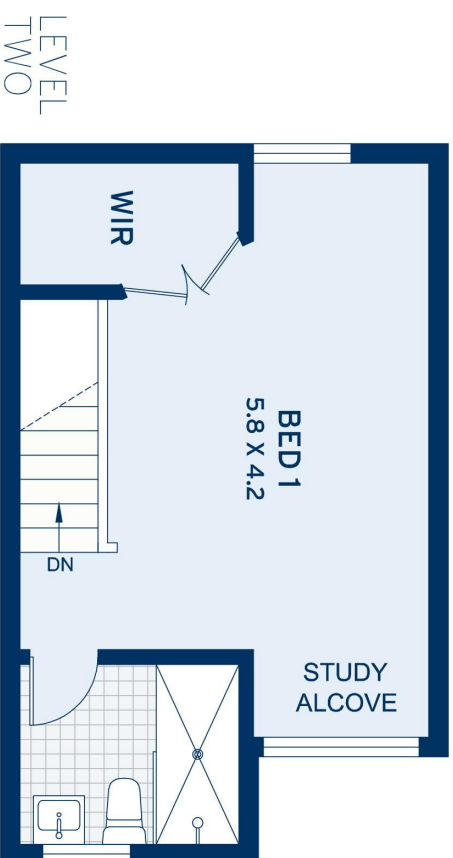
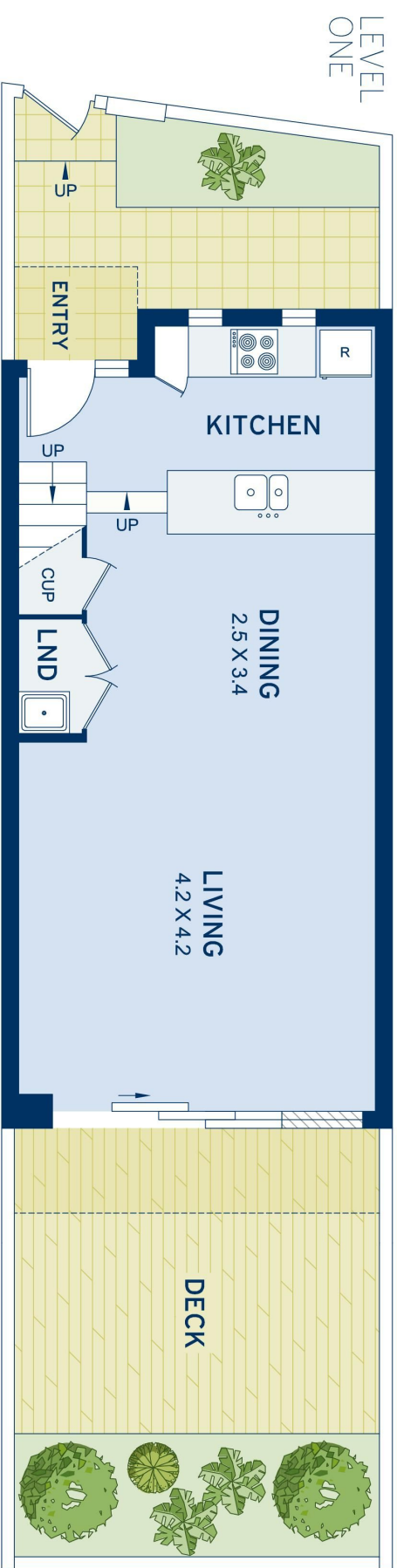
Undisclosed



ADDITIONAL DETAIL

Council Rates	\$308/qtr (approx)
Strata Fees	\$551/qtr (approx)
Water Rates	\$185/qtr (approx)
Type	Townhouse
Sold Date	17/10/2019

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SECURITY CARSPACE

APPROXIMATE AREAS	
Residence	89sqm
Parking	15sqm
Total	104sqm
OUTGOINGS	
Council Rates	\$308 pq
Water Rates	\$185 pq
Strata Rates	\$551 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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