

# Balmain

## 30 Stephen Street



### This home is a joy to live in

Beyond the gorgeous traditional facade of this 7m-fronted Federation home lies a beautifully renovated home that unites classic elegance with contemporary finesse. Freestanding to the north, Castillo is set on a single level 180sqm with a sanctuary like courtyard garden and unique attic level retreat ideal as a playroom, home office studio or media room. Harbour life meets village convenience between cosmopolitan Darling Street and the scenic waterfront with a child-friendly pocket park at the end of the street and an easy ferry commute into the city.

- Built c1910, one of Balmain's finest streets by White Bay
- King-sized bedrooms, master suite with a dressing room
- 42sqm retreat with Belgian sisal and Velux sky windows
- Calacatta marble/Miele kitchen, polished hardwood floors
- Seamless integration between indoor and outdoor living
- Landscaped ModWood deck conceived as an outdoor lounge
- Bisazza mosaic tiled bathroom, soaking tub, Gessi tapware



3

2

1

\$2.17m

### ADDITIONAL DETAIL

|               |                    |
|---------------|--------------------|
| Council Rates | \$520/qtr (approx) |
| Water Rates   | \$177/qtr (approx) |
| Type          | House              |
| Sold Date     | 25/03/2020         |
| Land          | 183 Square Metres  |

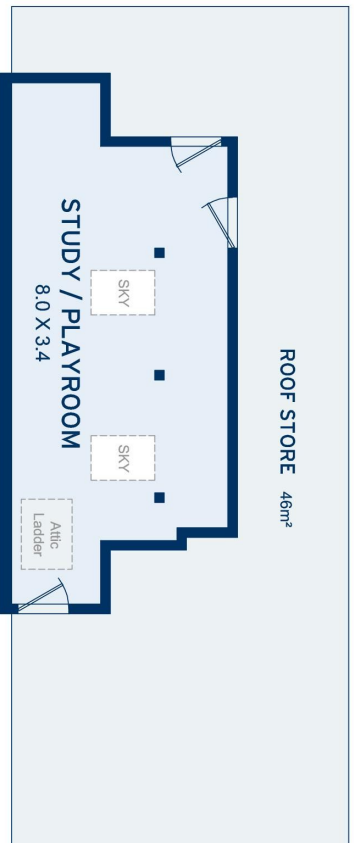
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LEVEL ONE

UPPER LEVEL CONVERSION



| APPROXIMATE AREAS      |          |
|------------------------|----------|
| Internal Floorpace     | 111sqm   |
| Upper Level Conversion | 24sqm    |
| Land Size              | 183sqm   |
| OUTGOINGS              |          |
| Council Rates          | \$520 pq |
| Water Rates            | \$177 pq |

**Balmain**  
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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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