

Balmain

51 Harris Street



\$1.42m

Position and potential on the peninsula

Make your mark on this charming single-level terrace and explore the potential for creative renovation capitalising on its prized village setting and abundant character. Set on the high side of the street, the two bedroom home is just around the corner from Darling Street village and its cosmopolitan cafe culture, designer boutiques and artisan stores. The first time offered for sale in almost 30 years, this classic Balmain home features rear lane access and is just over 3km to the CBD making it ideal for the professional buyer.

- An affordable entry to the Balmain housing market
- 2 double bedrooms, main with wall to wall built-ins
- Private setting, charming picket fence and forecourt
- Skylit living and dining, French doors to a side patio
- Dine-in gas kitchen opens to out to a paved courtyard
- Tidy bathroom, laundry facilities, gas hot water system



ADDITIONAL DETAIL

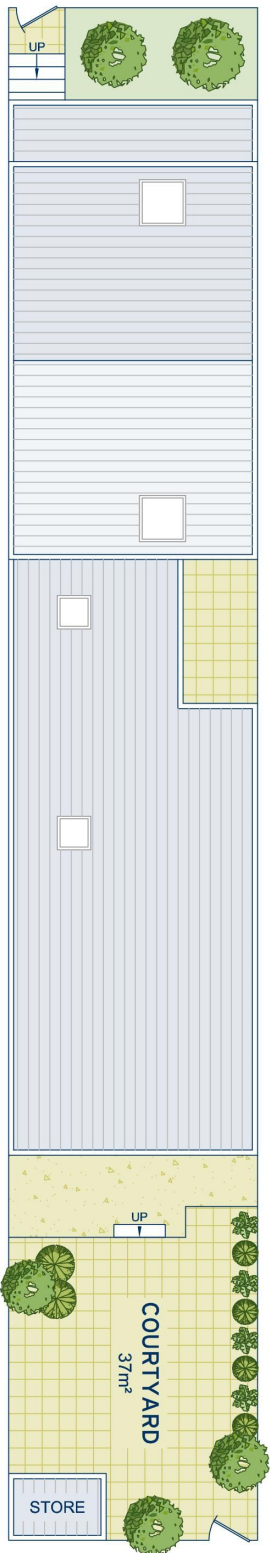
Council Rates	\$400/qtr (approx)
Water Rates	\$197/qtr (approx)
Type	House
Sold Date	04/07/2020
Land	139 Square Metres

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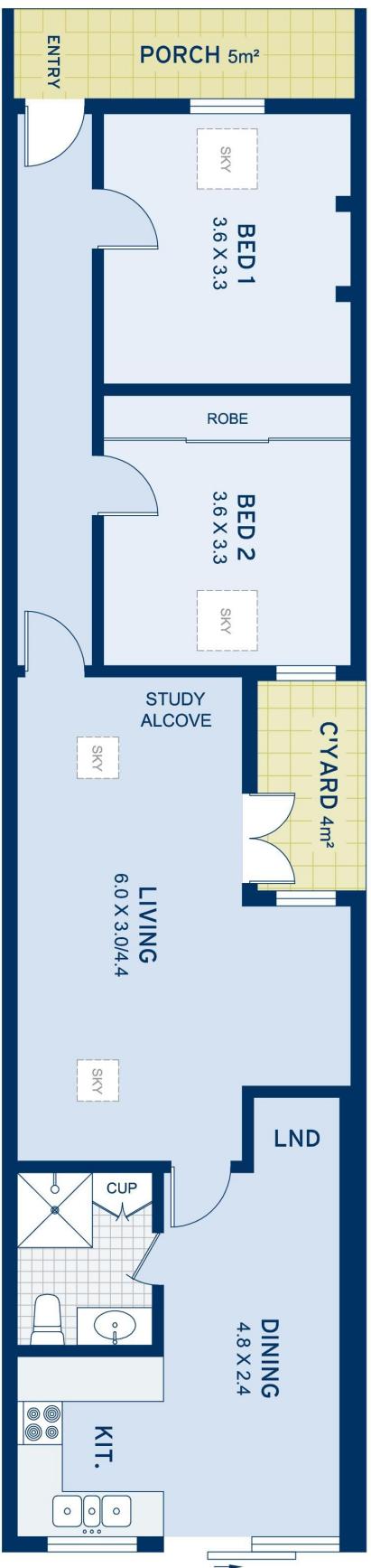
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SITE PLAN

Harris Street



Rear Lane



APPROXIMATE AREAS	
Internal Floorpace	85sqm
External	54sqm
Land Size	139sqm
OUTGOINGS	
Council Rates	\$425 pq
Water Rates	\$196 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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