

# Birchgrove

## 32 Rose Street



\$2.78m

## Parkside elegance with harbour and city views

Set high and proud in a dress-circle park front setting, this elegant Victorian terrace captures sweeping north-easterly views over the historic Birchgrove Oval and Snails Bay from both levels, setting the scene for an idyllic peninsula lifestyle. With the Oval as your playground and featuring a huge lock-up garage, the three-bedroom home is presented in excellent condition making it ideal to move in while exploring the potential to open out the rear to integrate with a deep grassed garden. Walk across the park to Birchgrove Wharf for an easy commute into the city.

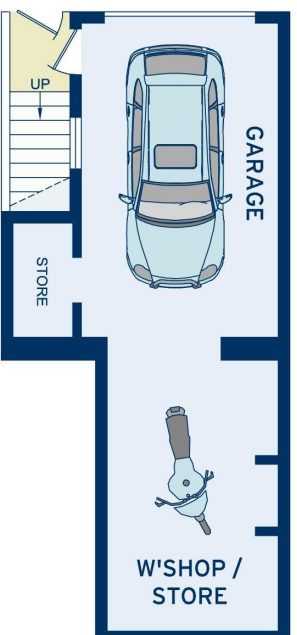
- Private elevated setting, NE aspect and picturesque views
- 3 tranquil bedrooms and a study alcove on the upper level
- Master with double French doors to a view-swept balcony
- Separate living and dining with fireplaces, Kauri boards
- Casual dining and a galley gas kitchen with breakfast bar



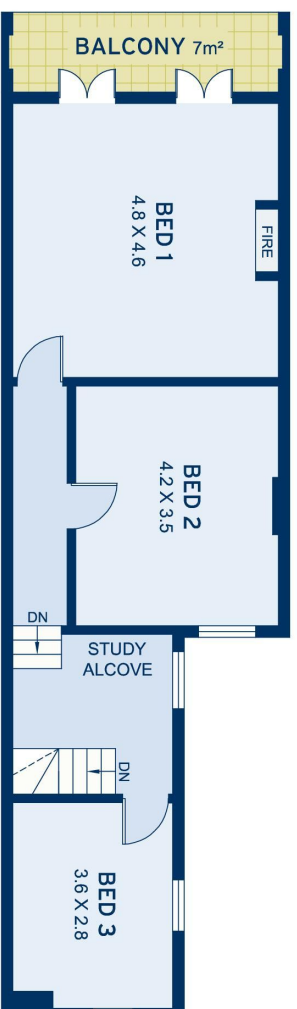
### ADDITIONAL DETAIL

Council Rates	\$815/qtr (approx)
Water Rates	\$254/qtr (approx)
Type	House
Sold Date	19/09/2020
Land	210 Square Metres

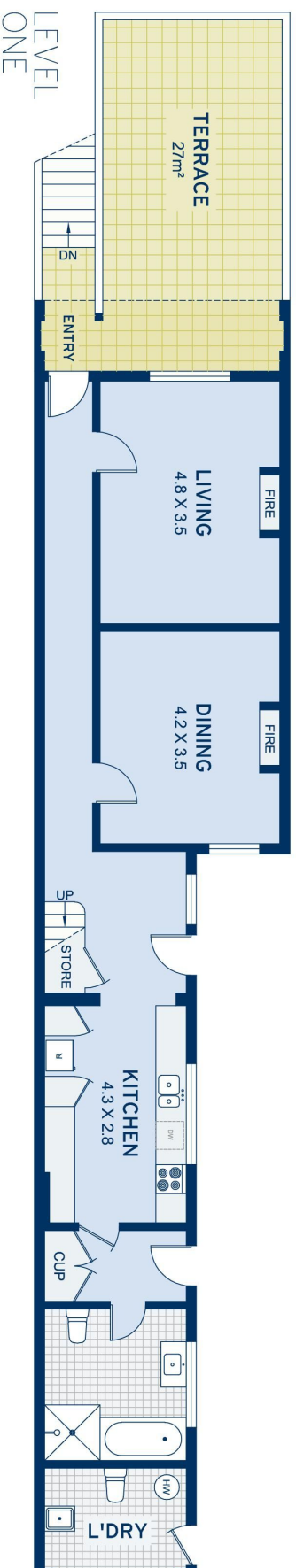
**Mark Bowis**  
0415 681 628  
mark@ch.com.au



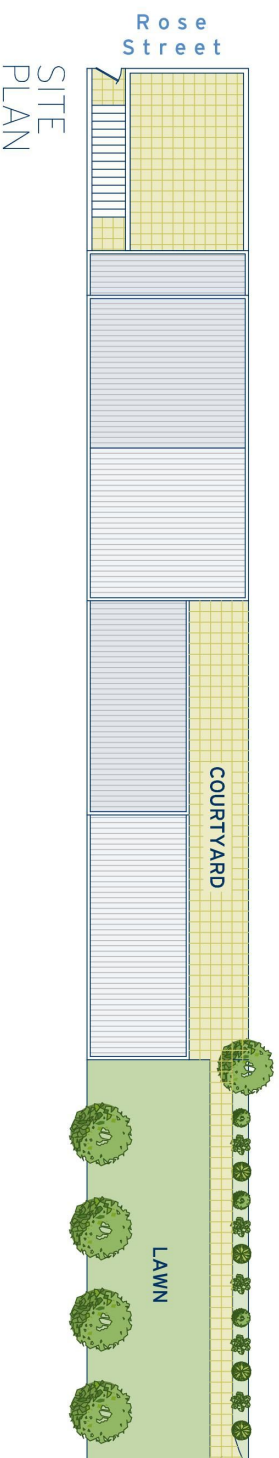
GROUND



LEVEL TWO



LEVEL ONE



SITE PLAN

APPROXIMATE AREAS	
Internal Floor Space	145sqm
Garage	37sqm
External	135sqm
Land Size	210qm
OUTGOINGS	
Council Rates	\$815 pq
Water Rates	\$254 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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