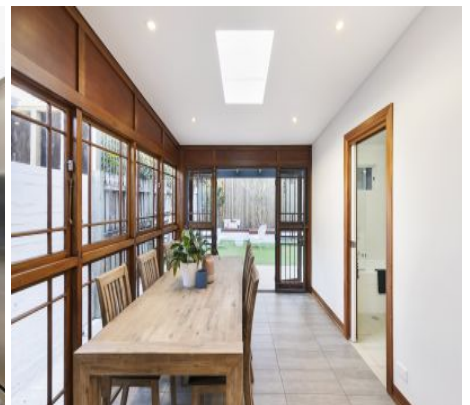


# Balmain

## 20 Elliott Street



Undisclosed

### This home is in a tightly held parkside pocket

With Darling Street at one end of the street and Ann Cashman Reserve at the other, this inviting Federation home is perfectly positioned to enjoy the best of Balmain. Elegant proportions, 3.2m ceilings and a fluid layout from front to back deliver an ideal environment for families with two living areas and a landscaped child-friendly garden. Set on a wide tree-lined street renowned as one of the best in the village, the beautifully presented home is ideal to move straight in with scope in the future to develop the large attic and create a second level (STCA).

- Prized tree-lined street, 6m wide with a classic entry portico
- 3 double bedrooms with built-in robes, main with a fireplace
- Living room with a Jetmaster fireplace, polished floorboards
- Skylit granite gas kitchen Bosch appliances and breakfast bar
- Dining/casual living opens to a covered entertainer's terrace

   
3 1

### ADDITIONAL DETAIL

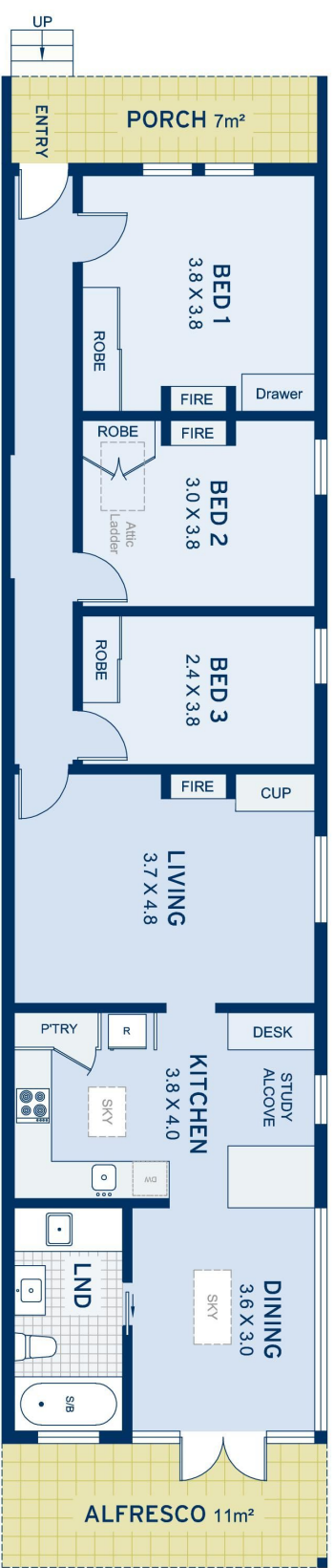
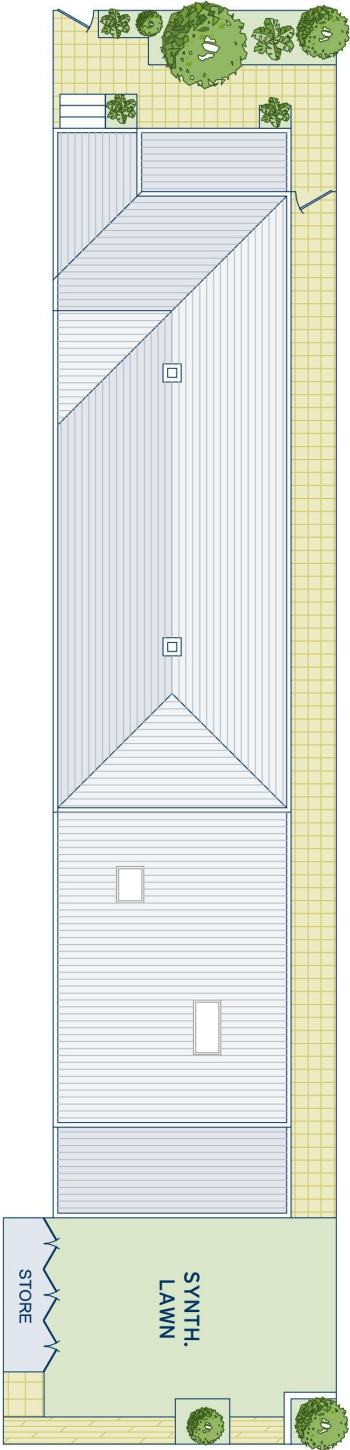
Council Rates	\$500/qtr (approx)
Water Rates	\$167/qtr (approx)
Type	House
Sold Date	04/09/2020
Land	191 Square Metres

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SITE  
PLAN

Elliott Street



APPROXIMATE AREAS		
Internal Floorpace	100sqm	
Attic	46sqm	
Land Size	191sqm	
OUTGOINGS		
Council Rates	\$500 pq	
Water Rates	\$167 pq	



**Balmain**  
20 Elliott Street

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