

Birchgrove

112 Louisa Road



Undisclosed

Absolute waterfront with jetty and deep-water berth

Glorious northerly views can be enjoyed from all three levels of this luxurious designer haven that's been expertly designed to embrace the theatre of its luxurious waterfront setting. A true boat lover's paradise, the sun-filled contemporary residence opens to landscaped gardens with a sequence of outdoor spaces that cascade down to the waterfront with a jetty and deep-water berth so you can set sail on a whim. A coveted address on the Birchgrove peninsula is just 250m to the ferry for an easy city commute and with Birchgrove Oval at the end of the street.

- Classic elegance with state-of-the-art fixtures and finishes
- Unobstructed views stretching from Hunters Hill to Waverton
- 3 bedrooms with built-ins, separate study, 2 designer bathrooms
- Master with waterviews, 2nd with bridge views, both with balconies


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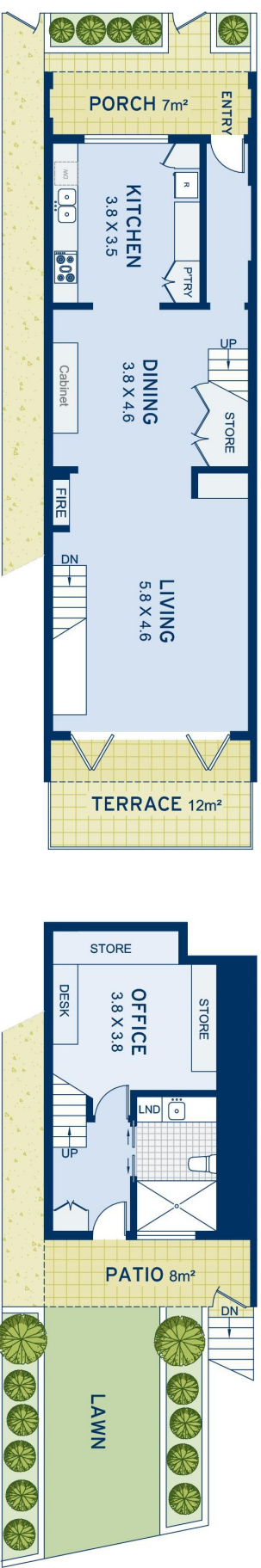
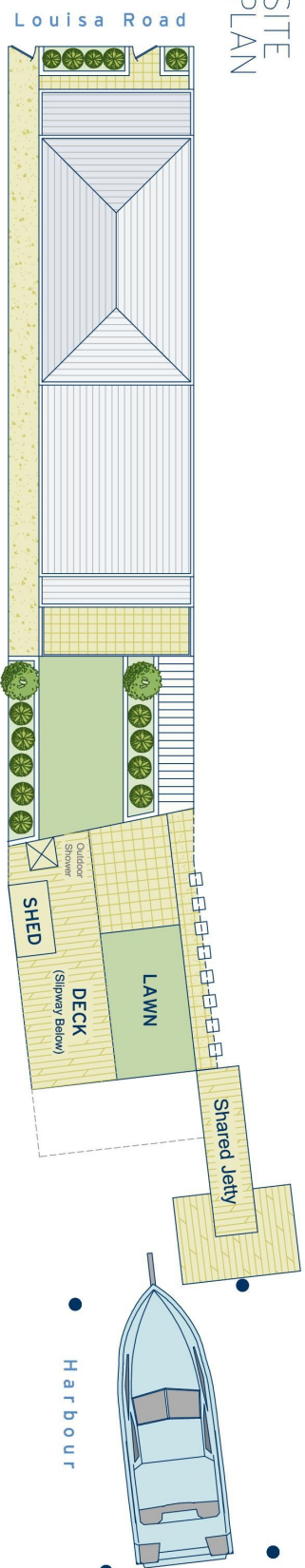

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ADDITIONAL DETAIL

Council Rates	\$1,270/qtr (approx)
Water Rates	\$147/qtr (approx)
Type	House
Sold Date	15/09/2020
Land	215 Square Metres

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SITE PLAN

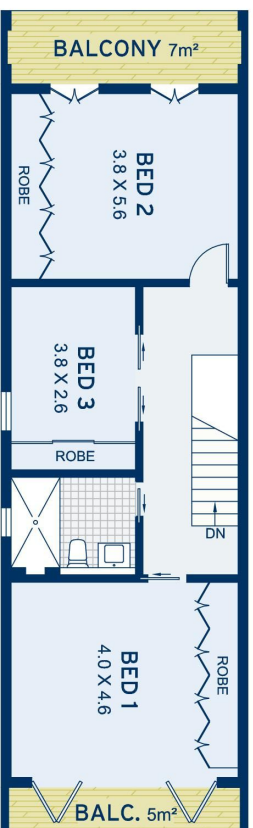


GROUND

WATERFRONT



LEVEL ONE



APPROXIMATE AREAS	
Internal Floor Space	160sqm
External	150sqm
Land Size	215sqm
OUTGOINGS	
Council Rates	\$1269 pq
Water Rates	\$147 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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