

# Balmain

## 2/42 Arthur Street



**\$632,500**

## Stylish boutique haven primed for a fabulous lifestyle

Northeast facing in a whisper quiet street, it's all about the lifestyle for this renovated ground floor apartment. Boasting level access from the street, it's a sensational opportunity to enter the market in a vibrant and sought after setting, delivering a relaxed and easy care lifestyle a few steps to the bus, Darling Street and both Balmain and Rozelle's popular caf? and shopping strips.

- One of only twelve, desirable ground floor position
- Timber floors, fresh, modern and inviting interiors
- Combined living and dining, chic plantation shutters
- Quality stone-topped gas kitchen, integrated laundry
- Moveable island preparation bench, modern bathroom
- Large king-sized master suite, one bedroom with BIRS
- The flexible second bedroom could be used as an office
- Ready to move into, perfect lock-up-and-leave option

  
**2**

  
**1**

### ADDITIONAL DETAIL

Council Rates	\$287/qtr (approx)
Strata Fees	\$450/qtr (approx)
Water Rates	\$153/qtr (approx)
Type	Unit
Sold Date	16/10/2020

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<b>APPROXIMATE AREAS</b>	
Internal Floor Space	48 sqm
<b>OUTGOINGS</b>	
Council Rates	\$287 pq
Water Rates	\$153 pq
Strata Rates	\$450 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.

cobden & hayson