

# Birchgrove

## 19 Louisa Road



## A reinvented classic on the peninsula

The enchanting double frontage of this Victorian weatherboard makes it one of Birchgrove's prettiest but it's the architect-designed renovation that gives this timeless classic the wow factor. On the peninsula's most exclusive street, the two-storey home's pavilion style extension links the old with the new and features cathedral ceilings that reach up to the sky and an upper level parent's retreat conceived as a luxurious sanctuary in the treetops. The four-bedroom home is on the doorstep of Birchgrove Park with the ferry wharf at the end of the street.

- Manicured garden, flagstone entry and sunny verandah
- 4 double bedrooms, 3 with built-ins, 4th bed/home office
- Parent's retreat with a private deck, ensuite, walk-in robe
- New Caesarstone kitchen in White Attica, Euro appliances
- Dining opens via bi-folds to a breezy internal courtyard

   
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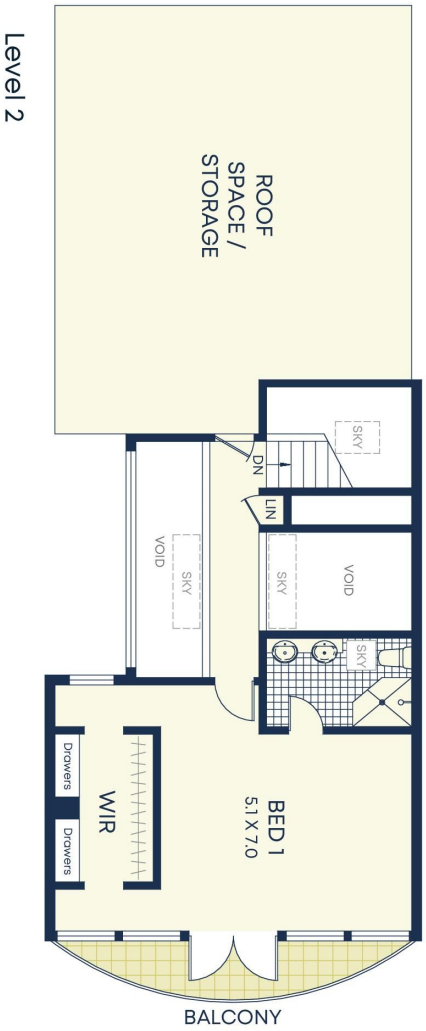
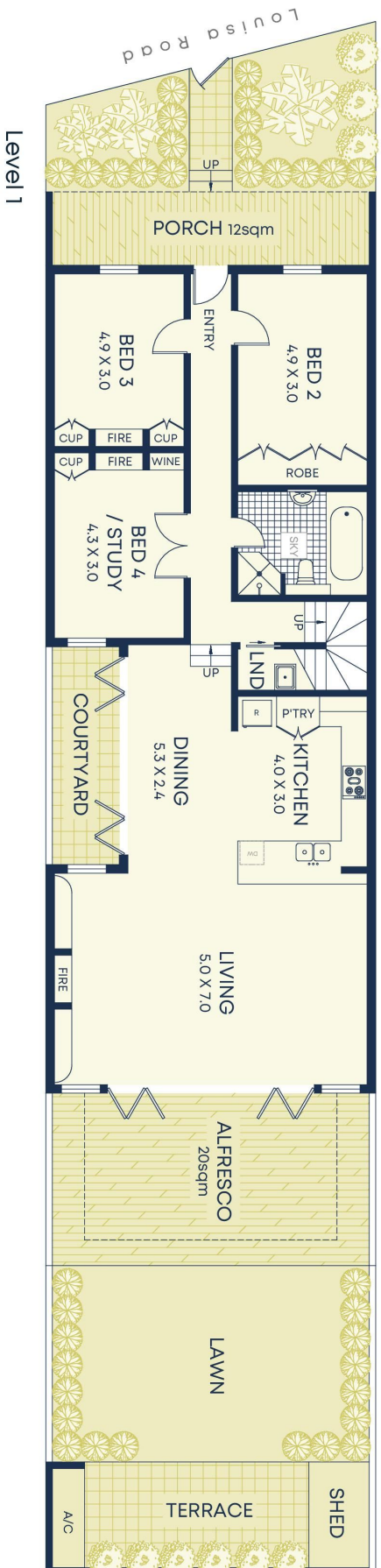
### ADDITIONAL DETAIL

Council Rates	\$760/qtr (approx)
Water Rates	\$151/qtr (approx)
Type	House
Sold Date	30/09/2021
Land	258 Square Metres

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**\$3.96m**



**Size (approx)**

- Internal 195sqm
- External 131sqm
- Land Size 258sqm

**Outgoings**

- Council Rates \$760p/q
- Water Rates \$151p/q

DISCLAIMER: This information has been prepared as a guide only. The vendor and the real estate agent, Balmalin Real Estate Pty Ltd and/or Balmalin Estate Agency Pty Ltd (trading as Cobden & Hayson Balmalin), make no warranties as to its accuracy and all interested parties must rely on their own enquiries.