

**1 Henry Street, Balmain, NSW 2041**

**Sold House**

Friday, 1 September 2023

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**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 1**

**Area: 229 m2**

**Type: House**



Megan Smith  
0450664716



Elizabeth Rook  
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**\$3,155,000**

Spilling over two levels, this picturesque family home is the very epitome of refined, relaxed living. Enjoy entertaining in the spacious open plan living, dining and kitchen that seamlessly centres around an outdoor alfresco garden and lounge area on one side, and outdoor dining space on the other. Featuring a flexible floorplan, this freestanding family home enjoys light-filled interiors, high ceilings, Blackbutt timber floors and neutral tones. Walking distance to schools, shops and transport and a mere ten minutes to the CBD, it really is the perfect mix of convenience, style and location. + Four bedrooms, master with WIR and ensuite, heated towel rails+ Sunlit open plan kitchen, living/dining with Jetmaster gas fireplace+ Gourmet kitchen with Miele appliances, Calacatta marble benchtops+ Large front entry/optional study nook, ample storage, timber floors + French doors, heated Limestone floors, ducted air con, ceiling fans+ Private alfresco lounge and garden, additional outdoor dining space + Solar panels and retractable awning + Off-street parking with retractable awning, north facing front aspect + Family friendly location close to schools, transport, shops and parksDisclaimer: We have obtained all information in this document from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.