

**10 College Street, Balmain, NSW 2041**

**CobdenHayson.**

**House For Sale**

Wednesday, 8 May 2024

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**Bedrooms: 4**

**Bathrooms: 3**

**Area: 216 m2**

**Type: House**



Rita Lopresti  
0298183844



Matthew Hayson  
0298183844

## Contact Agent

Freestanding homes in the cosmopolitan heart of Balmain village are a rare find and this double-fronted beauty overdelivers in terms of space, lifestyle and liveability. Architecturally designed to optimise style and functionality, the two-storey home opens out to a sunny walled entertainer's courtyard with a fully equipped outdoor kitchen and features a choice of living areas ideally suited to family life. Capturing city skyline views from the upper level bedrooms that are dazzling by night, this is a perfect low-maintenance home in a walk-everywhere location just off Darling Street. Living is easy, footsteps to Balmain's café and social scene with Mort Bay Park and the city ferry making commuting a breeze.

- Classic contemporary elegance in the heart of the village
- 10m frontage, central hallway, polished timber floors
- 4 double bedrooms, 3 with built-ins, 4th bed/home office
- Master bedroom with a stylish ensuite and walk-in robe
- 2 beds open out to a verandah, 2 beds with city views
- Huge living room flows through to a sun-filled dining area
- Streamlined kitchen, 3.5m Carrara marble breakfast island
- Smeg 6-burner gas cooktop, dishwasher, plentiful storage
- Bi-fold doors to a NW facing courtyard with outdoor kitchen
- Upper level casual living with a sundeck, wall-hung cabinetry
- 3 bathrooms, separate internal laundry, brass accents
- Reverse cycle air throughout, secure side access, 220sqm
- Eligible for 2 resident parking permits and a visitor permit
- 200m to Woolworths, stroll to cafes, boutiques and pubs
- 650m to Balmain Wharf, 550m to Balmain Public School