

**10 Lawson Street, Balmain, NSW 2041**

**CobdenHayson.**

**Sold House**

Thursday, 7 March 2024

10 Lawson Street, Balmain, NSW 2041

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Danny Cobden  
0298183844



Ada Mastronardo  
0298183844

**\$2,875,000**

A contemporary take on the classic terrace form makes this boutique townhome ideal for both young families and downsizers in the best spot in the village just up from Ann Cashman Reserve with the Cat & Fiddle around the corner. At the top end of a one-way street, the two-storey home's sleek lines, easy indoor/outdoor flow and internal access to double garaging deliver the perfect environment for relaxed living and alfresco entertaining. A north to rear aspect bathes both levels in sunshine with a house-like layout featuring three double bedrooms and a sunny courtyard while its location footsteps to Balmain's pub and cafe culture offers the best of village living and city convenience. Live local and shop local, just over 3km to the CBD and world-renowned harbour attractions. - Tightly held collection of 5 private homes, 238sqm on title- A quality build, clean lines and a perfect north-east aspect- 3 double bedrooms with built-in robes on the upper level- Main bed with a north-facing balcony, two-way bathroom- Whole-floor living, newly polished Victorian Ash floorboards - Sleek stone-topped gas kitchen, stainless steel appliances- Wall-to-wall bi-fold doors open to a north-facing courtyard - Downstairs powder room, internal laundry, reverse cycle air - Easy internal access to double garaging, low strata levies- 500m to Woolies Metro, 600m to the iconic Dawn Fraser Baths- Total Area 238sqm