

# 10 Trouton Street, Balmain, NSW 2041

## Sold House

Tuesday, 21 November 2023

10 Trouton Street, Balmain, NSW 2041

**Bedrooms: 2**

**Bathrooms: 1**

**Area: 151 m2**

**Type: House**



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**\$1,900,000**

A charming double brick cottage on around 150sqm, 'Janlea' will delight with its Federation features and tranquil garden setting. North facing and on a quiet street, this single level home is footsteps to Balmain Village, Mort Bay Park and the ferry wharf.- Formal lounge with working fireplace, flows to serene garden- Informal lounge/formal dining room offers flexible options- Enclosed grass garden framed by mature trees and raised beds- Reserve of approx 70sqm alongside side of the home (not on title)- CaesarStone gas kitchen/breakfast nook leads to courtyard- Two ample bedrooms with built-ins, easy conversion to 3 bedroom- Large bathroom with CaesarStone vanity, bath with rain shower- Sought-after location in one of Balmain's oldest pockets- Wonderful as is with potential to add further value (STCA)- Walk to cafes/shops, schools, city bus links, parks, ferry