

11 Ballast Point Road, Birchgrove, NSW 2041

CobdenHayson.

House For Sale

Tuesday, 21 May 2024

11 Ballast Point Road, Birchgrove, NSW 2041

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



Danny Cobden
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Buyers guide \$5.5m

Victorian grandeur meets harbour splendour in this freestanding home in a coveted peninsula setting overlooking Snails Bay with northerly views that sweep around to the Harbour Bridge and the bright lights of the city. Sympathetically restored and renovated allowing the fine period craftsmanship to shine, the four-storey home offers plentiful space for families with multiple living areas as well as dual street frontage with invaluable triple parking and internal access to a double lock-up garage (access via Wharf Road). Capturing picturesque views from all levels and opening to a north-east facing entertainer's terrace and sunny flagstone courtyard, the four-bedroom home is surrounded by harbour parkland in a coveted setting at the tip of the peninsula just footsteps to Ballast Point Park and a 750m walk across Mort Bay Park to Balmain Wharf for a relaxed commute to the city.

- 8m wide Italianate style terrace with dual street frontage
- Grand entry hallway, restored original hardwood floors
- High ornate ceilings, leadlight and stained glass windows
- 3 large bedrooms with built-ins and balconies on one level
- Oversized 4th bed with built-ins and Harbour Bridge views
- Main with French doors to a sunny harbour view terrace
- Elegant lounge anchored by a marble Jetmaster fireplace
- Custom Schmidt-designed kitchen, limewashed Oak joinery
- Granite benchtops, Siemens/Miele appliances, gas cooktop
- Sun-filled living/dining with panoramic harbour views
- Easy flow to an entertainer's terrace with auto awning
- Lower level media/home office with underfloor heating
- 2 contemporary bathrooms, main with a Kaldewei bath
- Powder room, separate internal laundry, wine cellar
- Wainscot panelling, Belgian Sisal carpet, new cedar window
- Oversized lock-up garage (access via Wharf Rd) with internal access