

11 Short Street, Balmain, NSW 2041

CobdenHayson.

House For Sale

Friday, 14 June 2024

11 Short Street, Balmain, NSW 2041

Bedrooms: 2

Bathrooms: 1

Area: 137 m2

Type: House



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An elegant 6m wide frontage and classic good looks make a welcoming first impression in this c1900 terrace but it's the panoramic views over the city skyline centred on the iconic Harbour Bridge that steal the show. Freestanding to the north and opening to a private grassed garden that's rare to find in the heart of Balmain village, the two-storey home comes with DA approved plans by renowned architects Studio Panetta to extend both levels taking full advantage of the dazzling vista. The approved plans integrate indoor and outdoor living spaces and add a third bedroom and second bathroom to create a contemporary haven in a village hotspot footsteps to Darling Street's cafe scene and an easy walk down to the leafy serenity of Mort Bay Park and Balmain Wharf. Enjoy as is while contemplating the plans or get stuck into the renovation and create your dream home with views over the heritage rooftops that are spectacular by night.

- Wide-fronted Victorian terrace, freestanding to the north
- Separate living and dining rooms anchored by fireplaces
- Sunny gas kitchen with French doors to a north-facing deck
- Private child-friendly grassed garden with a lush level lawn
- 2 upstairs bedrooms both with French doors to a balcony
- 2nd bed with built-ins and iconic views of the city skyline
- DA approved plans to transform by Raymond Panetta
- Plans in place for a 3 bed plus study, 2 bath family home
- Design includes a high-spec kitchen and entertaining space
- New layout doubles the internal living space plus a skylit attic
- A fantastic opportunity to create a luxurious village residence
- Birchgrove Public School catchment, 350m to Woolworths
- 100m to Darling Street's cafes, pubs and designer boutiques
- Walk everywhere lifestyle, easy ferry commute to the city