

12 Reuss Street, Birchgrove, NSW 2041

CobdenHayson.

Sold House

Thursday, 19 October 2023

12 Reuss Street, Birchgrove, NSW 2041

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 265 m²

Type: House



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Built from the ground up in 2015, this freestanding residence has been custom crafted to bring a new dimension to peninsula living with an uplifting sense of space and a creative design that takes full advantage of its unique location. Conceived as a private retreat, the two-storey home's innovative layout is perfectly configured for family living with views over Cockatoo Island from the master suite that are alluring by day and magic at sunset. High-end design combines with superb liveability with a home office or guest room and a self-contained studio above the double garage but it's the meadow-like rooftop garden that steals the show with views that sweep over the harbour to the city skyline. In a tranquil spot with dual street frontage, this exceptional home features direct access via Water Street to Balmain Sailing Club and is just 300m to Birchgrove Public School and 400m to Birchgrove Park. - Wide entry foyer, recycled Blackbutt floors, custom joinery- Generous bedrooms all with built-ins and access to a balcony - Spacious master suite with an 8m wide terrace and water views - Large home office/media room with automated Murphy bed- Entertainer's kitchen with a 4m island and Corian benchtops- Full suite of Miele appliances, induction cooktop, Zip HydroTap- Wide frontage with a double lock-up garage via Water St- Fluid living and dining, Escea gas fireplace, custom cabinetry- A wall of bi-fold doors for a seamless in/outdoor connection- Lush garden with a jasmine-framed lawn and banquette seating- Luxurious European-appointed bathrooms, underfloor heating- Flourishing native rooftop garden with hydronic hatch access- Panoramic views over Cockatoo Island to the iconic city skyline- Private self-contained studio with a hipped and gabled roof form- Temp-controlled wine cellar, extensive custom joinery/storage- Ducted air, Big Ass ceiling fans, automated external shutters