

16/7-9 Birchgrove Road, Balmain, NSW 2041

BALMAINRealty

Sold Apartment

Friday, 3 November 2023

16/7-9 Birchgrove Road, Balmain, NSW 2041

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Area: 53 m2

Type: Apartment



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\$685,000

A quiet setting just one block back from Darling Street's thriving cafe, restaurant, wine bar and shopping hub, and only short commute to the city by bus or ferry. This affordable property presents a prime investment opportunity for the astute investor in one of Sydney's most desirable locations with strong rental demand, or a great opportunity for the first home buyer. Take advantage of the Government's transfer duty exemption. The First Home Buyers Assistance Scheme has expanded. For contracts that exchange on or after 1 July 2023, eligible first home buyers will receive an exemption from transfer duty for purchases of new and existing homes up to \$800,000. The residence requirement for the First Home Buyers Assistance Scheme has increased to 12 months for contracts that exchange on or after 1 July 2023.*Source <https://www.revenue.nsw.gov.au/grants-schemes/first-home-buyer/assistance-scheme> PROPERTY FEATURES:- Top floor elevated setting in a secure block of only 18 apartments with low strata levies- Timber flooring throughout the living with freshly painted interiors throughout- Updated kitchen with new stone benchtops, breakfast bar and stainless steel appliances and splashback- Spacious open plan living with light & bright interiors taking in district and city skyline views- Well appointed double sized bedroom with brand new plush carpet, built-in wardrobe and en-suite bathroom- Undercover car space- Security building with intercom- Share laundry facilities, clothes lines & push bike racks- Located in the heart of Balmain and close to all amenities including parks, waterfront walkways and just a moments stroll to the Riverview Hotel, The Lodge Bar, Hungry Bull cafe, Balmain Post Office, Townhall & Library. CONTRACT & COMPLIMENTARY STRATA REPORT AVAILABLE ON REQUEST Balmain Realty "Real Estate Solutions for the Balmain Peninsula & Inner West" (Every precaution has been taken to establish accuracy of the above information but does not constitute any representation by the vendor or agent).