

**22 Arthur Street, Balmain, NSW 2041**

**CobdenHayson.**

**Duplex/Semi-detached For Sale**

Tuesday, 19 March 2024

22 Arthur Street, Balmain, NSW 2041

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 164 m2**

**Type:**

**Duplex/Semi-detached**



Mark Bowis  
0298183844

## Contact Agent

Tucked away in a quiet street just behind the village heart, this wide fronted semi strikes a perfect chord between classic charm and contemporary comfort in a fantastic location footsteps to Balmain's cafe and social scene. A 7m frontage and spacious single-level layout make for easy living with freshly schemed interiors that invite relaxation with a sunny rear garden and large deck ideal for entertaining. Featuring a new designer kitchen, the two-bedroom home is perfect as is with future potential to add a second storey or extend to the boundary (STCA). Enjoy a cosmopolitan village lifestyle just 400m to Elkington Park and the iconic Dawn Fraser Baths and an easy trip into the city.- Wide single-level semi, newly refurbished interiors- Newly polished floorboards in a natural finish, ornate ceilings - 2 large bedrooms with built-ins, one with fireplace and study - Spacious living room anchored by a fireplace, freshly painted- New designer dine-in gas kitchen with quartz stone benchtops - Bosch/Ilive appliances, handmade Moroccan Zellige tile finishes- Private entertainer's deck framed by lush garden surrounds- Wide side courtyard with secure access and a drying area- Fresh modern bathroom with a bath, separate internal laundry - Secure parking for a small car or motorbikes- Scope to reconfigure or add a 2nd level addition (STCA)- 300m to the Cat & Fiddle, Penny Fours and Casa Esquina