

**22 Birchgrove Road, Balmain, NSW 2041**

**BresicWhitney**

**House For Sale**

Friday, 16 February 2024

22 Birchgrove Road, Balmain, NSW 2041

**Bedrooms: 3**

**Bathrooms: 1**

**Area: 215 m2**

**Type: House**



Jack Parry  
0285858555



Adrian Oddi  
0285858555

## **Guide \$2,200,000**

Auction Location: On site A home of soul and personality, this is the quintessential Balmain Peninsula style preserved, set on a unique site on the corner of Birchgrove Road and Addison Street. On the edge of Elkington Park and Dawn Fraser Baths, it's in one of the area's best positions, endearing in its current form, with huge potential for your own ideas too. Highlights\* Second side entry in Addison Street\* Wrapping around its courtyard setting\* Walled outdoor space, natural sunlight\* Leafy setting & established greenery\* Classic detail & retro style preserved\* Vaulted high ceilings & exposed brick\* Warm timber finishes, ornate cornices\* A laneway feel, just off Darling Street\* Footsteps to cafes, dining, village life\* Free Building & Pest Report: [bw.com.au](http://bw.com.au)