

# 23 High Street, Balmain, NSW 2041

CobdenHayson.

## Sold House

Thursday, 8 February 2024

23 High Street, Balmain, NSW 2041

Bedrooms: 4

Bathrooms: 2

Area: 259 m2

Type: House



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## Contact agent

With a prized village setting and only ever one family in ownership, this freestanding home presents an extraordinary opportunity in highly desirable Peninsula location, with the cosmopolitan village hub just up the street. Capturing dazzling views to the city skyline from the upper level, the double-fronted classic is set on a generous 260sqm approx with a family friendly layout as well as potential for off-street parking (STCA). Comfortable as is but with exciting potential to personalise, the four-bedroom home is ready for a new style chapter while its location offers the best of village and city convenience with Ann Cashman Reserve around the corner. Part of a community minded neighbourhood, the double-fronted home is an easy 700m walk to picturesque Elkington Park and the recently upgraded Dawn Fraser Baths. - 10m frontage with a side drive and parking for bikes - 4 bedrooms, 2 with city views, master with ensuite - A choice of living areas and a child-friendly grassed garden - Cosy lounge with a gas fireplace opens to a side deck - Large modern gas kitchen with a Bosch dishwasher - Casual living and dining flows to a wraparound deck - Lower level study, main bathroom with a clawfoot bath - Sweeping views from the upper level to the city skyline - Attic storage with pull-down ladder, internal laundry - Double frontage with potential for off-street parking STCA - 100m to Darling Street's living cafe scene and shops - 700m to Rozelle Public School and Rozelle Collectors Market - Fantastic opportunity to renovate/add your stamp of style