

25 Rowntree Street, Balmain, NSW 2041

Sold House

Sunday, 24 September 2023

25 Rowntree Street, Balmain, NSW 2041

Bedrooms: 3

Bathrooms: 2

Area: 116 m²

Type: House

\$2,215,000

A striking residence with a clever design to enhance and maximise space and privacy, whilst enjoying spectacular vistas across the city skyline from its upper level. The vistas offer an appealing backdrop day and night. The purpose designed floor plan makes full use of the site and provides exceptional separation between living and bedroom spaces plus a choice of deck and terrace alfresco areas. Positioned in one of Balmain's sought after pockets, just a quick stroll to the vast shopping and eatery options on Darling Street, bus, ferry, schools and harbourside parks. Accommodation - Created with a dramatic flair, cantilevered stairs and swaths of glass ensure light filled spaces with modern appeal. The top two levels house the bedroom accommodation with the master taking pride-of-place on the upper level featuring a large deck, walk-in robe and designer ensuite. The lower level accommodates the living areas including a Caesarstone gas kitchen, dining room and living. A wall of bi-folds opens to incorporate the decked alfresco space, landscaped garden, and private rear courtyard. Architecturally crafted with a focus on visual appeal and striking contemporary design, timber flooring is complimented by shadow line ceilings and a generous use of glass. The original fireplace has been preserved in the front bedroom adding a touch of charm and providing the option of using this space as an office or lounge room. The well appointed stone kitchen features a glass splashback and freestanding Smeg cooker and both bathrooms are fresh and modern. Further features include reverse cycle air conditioning, plantation shutters and a security alarm. Rental potential - \$1200 p/w