

**26 Gipps Street, Birchgrove, NSW 2041**

**CobdenHayson.**

**House For Sale**

Tuesday, 27 February 2024

26 Gipps Street, Birchgrove, NSW 2041

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 1**

**Area: 346 m2**

**Type: House**



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## Contact Agent

A timeless beauty with one of Birchgrove's most commanding vantage points, this manor-like Victorian residence stands proud on a rare double block with dual perspectives out over Cockatoo Island to the north and over the iconic city skyline from the upper levels. Tastefully renovated interiors weave a dialogue between the classic and contemporary with a gracious nod to the past while creating a perfect environment for family living and entertaining on both a grand and intimate scale. A private north-facing garden designed by Will Dangar features a heated pool and a magnificent Canary Island Date Palm as a towering centrepiece while the top floor retreat captures views to the Harbour Bridge and Opera House. Built in the 1880s, the 10m fronted beauty holds a significant place in Birchgrove's history before being transformed into the luxurious family home that stands today. Stroll down to Balmain Sailing Club or across Mort Bay Park to the ferry. - A home of enduring style and substance on over 320sqm- 4 double bedrooms, 3 with built-ins and 2 with an ensuite- Master with walk through robe and harbour-view deck- 2nd & 3rd with a wide balcony and views- Attic retreat with ensuite and dual harbour perspectives- Panoramic views, beautiful by day and magic by night- Living and dining rooms anchored by two working fireplaces - Entertainer's kitchen with bi-fold windows to the terrace- Chef's Ilve gas cooker, Qasair range, stainless steel worktops- Modular breakfast island and custom media cabinetry - Casual living opens to a terrace with automated awnings- Will Dangar designed gardens, heated mosaic-tiled pool- Energy efficient hydronic heating throughout house- 3 bathrooms and a guest powder room, internal laundry - Original Kauri boards, 3.2m ceilings, plentiful built-in storage- Reverse cycle air, harbour breezes, Louis Poulsen pendants- Oversized auto lock-up garage with storage (via Thomas St)- 400m to the heart of Balmain village, 100m to bus, 300m to Ferry- Close proximity to all peninsular Schools