

31 Rowntree Street, Balmain, NSW 2041

BresicWhitney

House For Sale

Wednesday, 17 January 2024

31 Rowntree Street, Balmain, NSW 2041

Bedrooms: 3

Bathrooms: 2

Area: 101 m2

Type: House



Madeleine Este
0285858555



Adrian Oddi
0285858555

Buyers guide \$2,450,000

Auction Location: On site Award-winning certified 'Passive House' of environmentally-conscious design that delivers a comfortable/healthy home with minimal energy costs while generating power with Solar PV. The 4th renovated house of its kind in the country, it won the Building Designers Association of Australia's honour in the Passive House category, and was built to 5 strict principles: airtightness, thermal insulation, mechanical ventilation heat recovery, high-performance windows, and to be free of thermal bridges. A family-friendly home of clean air and balanced temperature, with an indoor/outdoor connection to the courtyard garden, fully re-imagined over 3 levels. Highlights* Designed for comfortable temp. all year* Separate family living & dining spaces* Polished concrete & timber floorboards* Views of CBD skyline from master bed* Oversized sliding doors, travertine c/yard* Stone kitchen, Miele/Bora/Zip appliances* Cust joinery w/ max storage, l dry chute * Beds w/ BIRs, Japanese timber bathtub* Side gate w/ front-to-rear access to yard* Premier village position just off Darling St