

**36 Montague Street, Balmain, NSW 2041**

**House For Sale**

Thursday, 8 February 2024

36 Montague Street, Balmain, NSW 2041

**Bedrooms: 3**

**Bathrooms: 2**

**Area: 177 m2**

**Type: House**



Megan Smith  
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## Price Guide \$2,000,000

This inner west home is filled to the brim with character charm, natural light and a multitude of timeless original features. An elevated yet perfectly private courtyard greets you as you enter the property, with travertine tiles, ambient outdoor lighting and luscious foliage decorating the space. Both the living and dining rooms open off this courtyard, each with their own set of classic French doors. The living room is an elegant space with its high, ornate ceilings, original timber floors, a working gas fireplace and an artistic wall of in-built shelving. The spacious dining room is perfect for hosting guests, with natural light flooding through a large picture window. The kitchen has been modernised and features exposed brick walls, a butler sink, stone benchtops, and a casual meals area. Original features carry through to the main bedroom, where there are decorative ceilings, built-in wardrobes and a modern ensuite with shower. A separate studio provides the perfect home-office opening onto a stone courtyard surrounded by mature gardens. Centrally location right in the heart of Balmain village and mere moments to bus stop with direct access into the CBD.+ Leadlight windows, doors and skylights throughout allow for plenty of natural light+ Second bedroom features ornate cornices and a ceiling fan+ Main modern bathroom with decorative and heated towel rail+ Decorative plaster ceilings, ceiling roses, picture rails and cornices found throughout+ Jet Master gas fireplace in the living room+ Split-system air conditioning in living, dining and main bedroom+ Internal laundry and ample storage+ Minutes' walk to Darling St cafes, restaurants, shops and bus routesWe have obtained all information in this document from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.