

37 Llewellyn Street, Balmain, NSW 2041

CobdenHayson.

House For Sale

Tuesday, 26 March 2024

37 Llewellyn Street, Balmain, NSW 2041

Bedrooms: 4

Bathrooms: 2

Area: 254 m2

Type: House



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A creative design by Tom Wills from TW Architecture and landscape designers Think Outside Gardens have transformed this freestanding double-fronted home into a stylish and wonderfully liveable family home on the sunny side of one of Balmain's best streets. Rebuilt in 2015 to take full advantage of a perfect north to rear aspect, the four-bedroom home features an upper level devoted to a luxurious parents' retreat while a choice of living spaces and a sun-filled kitchen and social area open out to a lush established garden. Quality contemporary architecture combines with eco-friendly design principles to ensure that the home is not only a joy to live in but treads lightly on the environment with an energy efficient solar system and Tesla Powerwall 2 battery. On a wide street just behind the Town Hall, this peaceful family friendly neighbourhood is footsteps to Balmain's social scene and just 500m to Elkington Park and the heritage-listed Dawn Fraser Baths.

- 9m wide frontage with secure side access via Jacques Lane
- 4 king-sized bedrooms all with built-in robes, zoned air
- Upper level parents' retreat with ensuite and dressing room
- Living room with a gas fireplace, Australian hardwood floors
- Sun-filled casual living and dining with an in/outdoor flow
- RealFlame gas fireplace, travertine floors, underfloor heating
- Miele-appointed stone kitchen with a 3m breakfast island
- Pyrolytic oven, 5 burner gas cooktop and Blum cabinetry
- Child-friendly garden and deck bathed in northerly sunshine
- 2 designer bathrooms with underfloor heating, powder room
- Family sized laundry with storage, fully lined 20sqm attic
- 3.9kW solar system with a Tesla Powerwall 2 battery
- Ambient indoor/outdoor lighting schemes, plantation shutters
- Remote controlled external sun shades, shed with bike storage
- Ample on-street resident parking, 200m to Ann Cashman Reserve