

**4 Wisbeach Street, Balmain, NSW 2041**

**CobdenHayson.**

**Sold House**

Thursday, 21 September 2023

4 Wisbeach Street, Balmain, NSW 2041

**Bedrooms: 2**

**Bathrooms: 1**

**Area: 126 m2**

**Type: House**



Danny Cobden  
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**\$1,625,000**

Homes on this wide tree-lined street are very tightly held and this gable-fronted semi offers a prime opportunity to buy into this fantastic spot just off Darling Street between Balmain and Rozelle villages. Generous proportions, original features and a north-facing courtyard present the ideal foundations for renovation with scope to open out the rear to bring in the sunshine and 3.2m ceilings enhancing the sense of space. On the north-east corner of the pair, the wide-fronted semi is ideal to live in or rent out while exploring the potential to add your stamp of style. In the catchment for Rozelle Public School, the double-brick home offers a relaxed lifestyle with cafes, pubs and restaurants all around. - Generous proportions and simple, timeless interiors - Corbelled arch hallway, original wide Kauri floorboards- 2 large bedrooms, 3.2m high ceilings, freshly painted- Spacious living room anchored by a marble fireplace - Separate dining with cork flooring and reverse cycle air- Sunny kitchen with updated appliances- Bright bathroom and a separate laundry and storeroom- North-facing courtyard bathed in all day sunshine - Ideal to live in/rent out as is, superb scope to add value- 300m to the Cat & Fiddle, 550m to Rozelle Public School - Stroll to city transport, 650m to waterfront Elkington Park