

**48 Short Street, Birchgrove, NSW 2041**

**CobdenHayson.**

**House For Sale**

Saturday, 2 December 2023

**48 Short Street, Birchgrove, NSW 2041**

**Bedrooms: 3**

**Bathrooms: 2**

**Area: 113 m2**

**Type: House**



Rita Lopresti  
0419445340



Matthew Hayson  
0411519190

## Contact Agent

The just-completed reinvention of one of the peninsula's iconic weatherboard home has created a truly remarkable retreat showcasing a level of detail and craftsmanship that sets the home in a class of its own. Rebuilt from the ground up, the redesign pays homage to the past while exceeding sustainable practice norms to deliver a home that is both beautiful and functional and designed to tread lightly on the planet. Reclaimed Tallowwood, Khaki Jam terrazzo and Taj Mahal quartzite are the heroes of the interiors while windows on the north side bathe the social areas in sunshine and bedrooms are conceived as private sanctuaries. Entertain alfresco in the landscaped courtyard, wander up to Balmain village or stroll down to Mort Bay Park and the city ferry.

- Newly transformed weatherboard home on the peninsula
- A refined palette bringing texture, depth and personality
- 3 double bedrooms with custom built-ins, NZ wool carpet
- Recycled Tallowwood floors and terrazzo floors with UFH
- Scene-stealing Taj Mahal quartzite kitchen with island bench
- American walnut timber kitchen with induction cooktop
- Light and airy living/dining with an Escea gas fireplace
- Cocktail bar with wine fridge, Robert Gordon ceramic lights
- Landscaped courtyard with a sandstone walled backdrop
- Integrated gas bbq and curved concrete bench seating
- 2 designer bathrooms, heated floors, heated towel rails
- Kaldewei bath, concealed laundry, underfloor heating
- Multi-zoned air, 8.5sqm storeroom and Velux skylights
- Clever storage throughout inc under porch & stair treads
- 5.3kW solar power system with inverter for energy efficiency