

# 5 Simmons Street, Balmain East, NSW 2041

highland

## Sold House

Friday, 2 February 2024

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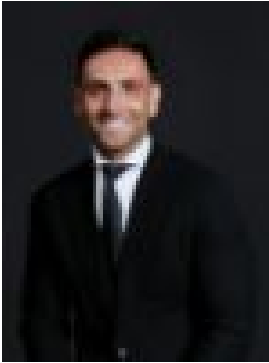
Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 161 m2

Type: House



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## Contact agent

Presenting a timeless masterpiece from c1895, "Brookfield" offers an unrivalled blend of historical charm and waterfront living. Boasting a privileged position with commanding views of the iconic Harbour Bridge, this absolute waterfront mansion stands tall on a block surrounded by meticulously landscaped gardens facing north-east. Grand proportions define the interior, featuring formal lounge and dining rooms adorned with marble fireplaces. Two wraparound balconies provide a seamless connection to the outdoors, showcasing a stunning panorama. The sun-washed level lawn, boat house and two slipways further enhance the allure of this prestigious property. Impeccably cared for, the residence is not only liveable in its current state but also holds vast potential for renovation and extension, offering the opportunity for significant gains (STCA). Rarely does a waterfront property of such pedigree become available, and its prime location ensures an unbeatable combination of lifestyle and prestige.

High Points- Vast potential for renovation and extension, offering the opportunity for significant gains (STCA)- Double brick elevated waterfront two-storey home with high ceilings- Blending historical charm and waterfront living in a home with aspects from c1895- Impressive water-frontage of 10.065m, complete with a boat shed and two slipways- Grand proportions featuring formal lounge and dining, marble fireplaces and four bedrooms- Panoramic 180-degree views of Sydney Harbour, spanning from Barangaroo and the Harbour Bridge to Luna Park, Me-mel Island and beyond to Waverton in the north- Sunny north-easterly aspect complemented by grass levels and wraparound verandas- Convenient access to public transport options, including buses and ferries

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