

# 52 Ballast Point Road, Birchgrove, NSW 2041

CobdenHayson.

## House For Sale

Wednesday, 22 May 2024

52 Ballast Point Road, Birchgrove, NSW 2041

**Bedrooms: 4**

**Bathrooms: 2**

**Area: 190 m2**

**Type: House**



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## Contact Agent

The sympathetic renovation and revival of this 6m wide Victorian terrace focuses on light, space and functionality to create a home that pays tribute to the past and celebrates the future in the dress-circle of Birchgrove. Capturing northerly views over Snails Bay to the city from its elevated vantage point, the c1890 beauty holds a coveted setting and the northern end just 100m through Ballast Point Reserve to Birchgrove Oval with Ballast Point Park at the end of the street. Designed to integrate indoor and outdoor living spaces, a fabulous kitchen serves as the social heart while a landscaped backyard oasis transforms by night as do views from the upper levels that take in the Harbour Bridge. Traditional details are married with artisan finishes for an uplifting cocktail of old and new in an incredibly peaceful and private spot just 400m to Charlotte Cafe and 800m across Mort Bay Park to the ferry. -?Architecturally redesigned indoors and out in 2018, NE facing-?Built on sandstone foundations with a 6m frontage to the vista-?4 bedrooms, 3 on one level, 3 with built-ins, lofty attic suite -?Main with a fireplace and double French doors to a NE balcony-?Views over Snails Bay to the city skyline and Harbour Bridge -?Elegant lounge and dining rooms anchored by a pair of fireplaces -?Sun-filled interiors, restored Kauri floorboards, 3.1m ceilings-?Custom Degabrielle island kitchen in Caesarstone Fresh Concrete-?Wolf double oven, Bora dual fuel cooktop (ducted downdraught)-?Barazza double sink, Blum cabinetry, Vintec wine fridge -?Polished concrete floors (underfloor heating), steel-framed doors-?Outdoor kitchen, BeefEater bbq, drinks fridge, integrated seating-?Landscaped garden and entertainer's deck with outdoor lighting-?Family room/2nd living flows integrates with the private garden-?Designer bathrooms, main with a double vanity, bath and shower-?Downstairs powder room, separate internal laundry, attic storage-?Daikin air, NZ wool carpet, 100m to the city bus stop-?Wide street with ample parking availability