

**54/8 Water Street, Birchgrove, NSW 2041**

**CobdenHayson.**

**Sold Townhouse**

Tuesday, 12 March 2024

54/8 Water Street, Birchgrove, NSW 2041

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**



Rosemary Chen  
0298183844



Matthew Hayson  
0298183844

**\$2,300,000**

Terrace-style living and waterfront serenity combined in this recently refurbished townhome to create a tranquil low-maintenance home in the resort-style Hopetoun Quays complex just up from the foreshore and Balmain Sailing Club. Holding a prized corner position with only one common wall, the bright and airy two-storey home captures intimate northerly water views from the upper level that set the scene for a relaxed peninsula lifestyle. A family friendly three-bedroom layout makes an ideal alternative to a terrace with a lush private garden bathed in northerly sunshine as well as the value-added bonus of an enormous double lock-up garage and access to a heated indoor pool, gym and waterfront boardwalk. Stroll down to Elkington Park and the heritage-listed Dawn Fraser Baths or walk up to Darling Street's cafe and pub culture. - Premier corner position in a village-like waterfront complex - Private courtyard entry, light and airy, windows on 3 sides- Sunny northerly rear aspect, 3 bedrooms, 2 with built-ins- King-sized master suite with a balcony and water views - Granite gas kitchen, Bosch dishwasher and custom cabinetry- Sunlit living and dining, Blackbutt floorboards, built-in study- Child-friendly garden bathed in sunshine, harbour breezes- Extensive custom joinery, reverse cycle air and ceiling fans- 2 fresh bathrooms plus a powder room and internal laundry- Double lock-up garage with commercial grade shelving unit- 3.6m high ceilings with scope for a mezzanine storage area- Direct access to the waterfront and marina, heated pool, gym