

**55 Rowntree Street, Birchgrove, NSW 2041**



**House For Sale**

Thursday, 22 February 2024

55 Rowntree Street, Birchgrove, NSW 2041

**Bedrooms: 4**

**Bathrooms: 3**

**Type: House**



Monique Dower  
0295551565



Susie Taylor  
0295551565

## **Auction Guide \$2,750,000**

Surrounded by charm-filled streets close to a multitude of foreshore parks, this freestanding architect designed residence presents as a deluxe urban haven needing nothing done in a prized peninsula village locale. The home showcases sophisticated interiors over two light filled levels featuring effortless functionality, relaxed flow to an entertainment courtyard with deck area plus elevated rear outlooks towards the city and crest of the Sydney Harbour Bridge from the master bedroom balcony. Wonderfully convenient yet quiet, it offers the perfect lifestyle only a few minutes' walk to the ferry, Birchgrove Public School and the heart of Darling Street village.- Generous living-dining zones and flawlessly appointed kitchen- Open design and rear courtyard area enjoy openness and light- Ground floor bedroom or office with two-bay bathroom/ensuite - Three additional bedrooms plus a full bathroom on upper level- Master ensuite and balcony with cameo of the Harbour Bridge- Solid oak floors, high ceilings, ducted air conditioning and solar- 5mins walk Birchgrove Public School, 850m to Balmain Wharf