

6 Simmons Street, Balmain East, NSW 2041

CobdenHayson.

House For Sale

Tuesday, 26 March 2024

6 Simmons Street, Balmain East, NSW 2041

Bedrooms: 4

Bathrooms: 2

Parkings: 1

Area: 277 m2

Type: House



Matthew Hayson
0298183844



Jack Tinworth
0298183844

Buyer's guide \$3.8m

A throwback to the 1970s in a coveted cul-de-sac setting, this freestanding residence is one of only a handful of homes nestled on the eastern shores of the Balmain East peninsula. Capturing panoramic views over Mort Bay with an 8m frontage to the captivating vista, the retro classic is in mint condition with a highly functional mid-century layout featuring four large bedrooms on the upper level and split level living and dining spaces opening to a sunny level garden. Perched above the iconic Waterview Wharf Workshops in a peaceful enclave where homes rarely trade, this unique property comes with a lock-up garage and huge basement but it's the potential here that will really capture your imagination. Add your own creative spin to its mid-century aesthetic and create your dream home just 550m to Balmain East Wharf and the scenic waterfront at Illoura Reserve.

- Authentic 1970s architecture in immaculate condition
- Rare opportunity, the first time offered for sale in 26 years
- Solid double-brick build with an 8.7m wide frontage
- NW aspect with tranquil 180-degree views over Mort Bay
- Exposed brick walls, hardwood floors and picture windows
- 4 large bedrooms, 3 with water views, 2 with built-in robes
- King-sized master bedroom with a sitting area and ensuite
- 2nd bed with a playroom or dressing room, new carpet
- Large retro kitchen with a dishwasher and breakfast bar
- Spacious dining room, internal light well, optimal cross flow
- Huge living room with 3.6m ceilings, 2-way gas fireplace
- Sitting room/home office, large deck and sunny level garden
- Updated bathroom with a bath, separate internal laundry
- Basement storage or wine cellar, reverse cycle air in master
- Auto lock-up garage (internal access), prime 277sqm approx
- 150m to Nicholson St Public School, stroll to Darling St cafes