

73 Birchgrove Road, Balmain, NSW 2041

CobdenHayson.

Sold House

Thursday, 24 August 2023

73 Birchgrove Road, Balmain, NSW 2041

Bedrooms: 3

Bathrooms: 1

Area: 221 m2

Type: House



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Contact agent

Facing north and bathed in beautiful sunshine, this solid freestanding early 1900s home is set on a prized dual access 221sqm corner block just up from Birchgrove Public School on the edge of Elkington Park. Grandly scaled interiors, original period features and a spacious flow-through layout make for comfortable living but it's the potential here that will really capture your imagination with scope to add a second storey capitalising on sweeping north-easterly views over Cockatoo Island (STCA). With dual street frontage as well as rear lane access offering potential for off-street parking (STCA), the single-storey home features a choice of living areas making it ideal for family living in a fantastic spot just 350m to the Balmain village with cafes and pubs all around.- Portico entry via Cardwell Street plus rear lane access - 3 king-sized bedrooms, 2 anchored by an original fireplace- Huge main bedroom with a sunroom/study and sundeck- Large living room with a feature fireplace, 3.3m ceilings- Fluid open plan casual living/dining opens to a courtyard - Modern gas kitchen, skylit bathroom, concealed laundry - Polished timber floors, elegant sash windows, gas heating- Scope to add a level with views and off street parking STCA- Ideal opportunity to live in/rent out during the DA process - 350m to picturesque Elkington Park and Balmain Town Hall- Birchgrove Public School catchment, easy access to the city - Stroll up to Darling Street's cafes, pubs and yoga studios - Lease in place until June 2024