

**8 Short Street, Balmain, NSW 2041**

**FORSYTH**

**House For Sale**

Thursday, 29 February 2024

**8 Short Street, Balmain, NSW 2041**

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 222 m2**

**Type: House**



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## **Auction this Saturday 23rd March 9:45am**

With potential City and Harbour views this quintessential family home offers a range of flexible living options. Offered for the first time in 60 years it's set in the Village heart moments from Darling Street cafes, boutique shops, ferry services and city transport. With a modern stone kitchen, breezy front verandah with Harbour Bridge glimpses and an extremely rare auto lock up garage with storage/workshop options, it's set on an oversized 222sqm block with separate side access and offers buyers potential for future development or second storey additions (s.t.c.a). -Three generously sized bedrooms, all with large built-ins. 3.15m high ceilings.-Sunny front verandah leads to beautiful entrance hallway. Oak flooring. -Modern kitchen with stone bench tops leads to internal laundry with new cabinetry and separate access to courtyard. Second WC. Linen press.-Neat oversized bathroom with separate bath & shower offers redesign options.-Large formal lounge with flexible entertainment options. Split system Air-con.-Separate light filled dining room leads to large outdoor entertaining area.-Side access to garage and rear courtyard. Two large cellars. Auto LUG. -Storage/workshop options suitable for bikes, tools or work from home options.-Close to buses, ferry and Darling Street. Stroll to Cafes, shops and parks. Council rates: \$590 per quarter Water Rates: \$284 per quarter Rental Potential: \$1350 -\$1450 per week