

9/42 Arthur Street, Balmain, NSW 2041

Sold Unit

Thursday, 23 November 2023

9/42 Arthur Street, Balmain, NSW 2041

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Unit



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\$762,000

Nestled atop a well-maintained building, this apartment is your gateway to the property market, a serene city escape, or a savvy investment. Situated within a boutique complex of just 12 units, it boasts the added advantage of a dedicated parking space. This sun-drenched haven is quietly tucked away behind the vibrant cafes and shopping strip of Darling Street. If you are a Foodie this is the location for you with short walks to Café's, restaurants, parks, and the harbours edge.

****Key Features:****- A meticulously maintained building in the heart of Balmain - Generous windows that offer tranquil leafy views- An inviting living room and a contemporary gas kitchen- Two bedrooms, with the master bedroom featuring a convenient built-in wardrobe- A pristine white-tiled bathroom equipped with internal laundry facilities- Enjoy the convenience of off-street parking, with cafes, shopping, schools and public transport right at your doorstep- An affordable entry into the Balmain property market with low strata fees, just minutes from the city CBD- The total 62 sqm

****Additional Information:****- Council Rates: \$309 per quarter (Approx)- Strata Fees: \$638 per quarter (Approx)- Water Rates: \$180 per quarter (Approx)- Configuration: 2 bedrooms, 1 bathroom, 1 parking space ****Conveniently Located:****- 400 meters to Dawn Fraser Bath (Approx)- 1.1 kilometres to Balmain Hospital- 1.4 kilometres to Thames Street Ferry Wharf- 1.8 kilometres to Birchgrove Wharf- 5.2 kilometres to the University of Technology Ultimo- 5.1 kilometres to the Royal Prince Alfred Hospital- 5.2 kilometres to Sydney CBD Don't miss the rare opportunity to make this peaceful haven & city living, your own! ***Disclaimer:** The above information has been gathered from sources that we believe are reliable. However, Kel & Co Property Group cannot guarantee the accuracy of this information and nor do we accept responsibility for its accuracy. Any interested parties should rely on their own enquiries and judgment to determine the accuracy of this information for their own purposes. Please note, some bedrooms/rooms have been virtually styled. Please do not rely on virtual styling for furnishing. Any parties should rely again on own enquiries and measurements for furnishing purposes.