

9 Roseberry Street, Balmain, NSW 2041

**CHANTAL HOOPER
& ASSOCIATES**

House For Sale

Friday, 3 May 2024

9 Roseberry Street, Balmain, NSW 2041

Bedrooms: 3

Bathrooms: 1

Area: 187 m2

Type: House



Chantal Hooper

Contact Agent

Charming Balmain Beauty offering Width, Space and Light Enjoying an idyllic north facing aspect on one of Balmain's widest tree-lined streets, this charming freestanding home with a 7.8 metre wide frontage is only a five-minute stroll to Darling Street, Ann Cashman Reserve and Punch Park. Recently renovated for modern comfort whilst at the same time retaining its original features and charm, this three-bedroom residence plus study/nursery features two living areas, separate dining, entertainer's kitchen and a private rear courtyard. Appealing in its current format, there is also scope to expand the layout (STCA). Features include:

- Three bedrooms plus study/nursery
- Generous proportions, 7.8 metre wide frontage
- Two living areas, flexible floor plan
- North aspect, light-filled interiors
- Open plan kitchen/dining, seamless flow to garden
- Large bathroom/laundry with underfloor heating
- Charming private rear courtyard and front deck
- Original period features, high ceilings, stained glass
- Sky lights with electric shades
- Reverse-cycle air conditioning

5 minutes to Darling Street, Punch Park & Ann Cashman Reserve

- One of Balmain's widest tree-lined streets
- Public transport nearby, only 10 mins to CBD by bus
- Central location close to boutiques, shops, cafes (Artwork by local Balmain artist Sue Hanckel, sue@suehanckel.net)

Council: \$557 per quarter (approx.) Water: \$300 per quarter (approx.)