

**303/108 Elliott St, Balmain, NSW, 2041**

**BALMAIN**Realty

## Apartment For Sale

Friday, 9 August 2024

303/108 Elliott St, Balmain, NSW, 2041

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**



Scott Robertson  
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## **Opulent Waterfront Two Bedroom Apartment + Study with Magical Water & Garden Views, Light-Filled Interiors & Double Parking with Storage Cage**

Situated within the highly acclaimed 'Harbourfront Balmain' development completed in late 2017, this luxuriously appointed apartment positioned on the top floor in the tightly held 'Harbour Green' building on the Balmain foreshore is just a short walk from village cafes, restaurants, wine bars & shops, bustling weekend markets, public transport, schools, and much more.

Residents have access to a private waterfront garden area featuring BBQ facilities, infinity swimming pool & a well-equipped gym overlooking the harbour with an abundance of waterfront walkways and parkland nearby.

### **PROPERTY FEATURES:**

- Top floor, corner position with windows and doors on three sides to enjoy the gentle harbour breeze and an abundance of natural light
- Opulent finishes throughout with natural stone bench tops, Oak timber flooring & plush woollen carpets, LED lighting, window treatments, and ducted air-conditioning throughout
- Well-designed spacious open plan living with seamless flow onto a large, covered balcony perfect for year-round entertaining with gas bayonet for BBQ
- Gourmet kitchen with island bench and breakfast bar, ample storage and pantry, with Miele appliances including gas cooktop, ducted rangehood and dishwasher
- Separate study/ home office area with window
- King sized master suite features water views and access onto the balcony, built-in wardrobes, and ensuite with separate bathtub & walk-in rain shower
- Spacious second bedroom featuring built-in wardrobes and own balcony
- Internal laundry with clothes dryer
- Large entry with storage cabinetry
- Secure basement parking for two vehicles, plus an additional 5sqm lock-up storage cage
- Spectacular harbour views overlooking Iron Cove toward Birkenhead Point
- Level walk in access into building with security entry, lift access to basement parking and apartment, video intercom, ample undercover visitor parking & on-site building manager
- Pet friendly complex
- NBN & Foxtel ready

**CONTRACT & COMPLIMENTARY STRATA REPORT AVAILABLE ON REQUEST**

Balmain Realty "Real Estate Solutions for the Balmain Peninsula & Inner West"

Every precaution has been taken to establish accuracy of the above information but does not constitute any representation by the vendor or agent.