

**4/104 Phillip Street, Birchgrove, NSW 2041**

**BALMAIN**Realty

**Apartment For Sale**

Wednesday, 19 June 2024

4/104 Phillip Street, Birchgrove, NSW 2041

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Area: 144 m2**

**Type: Apartment**



Scott Robertson  
0298188888



Nick Van Venrooy  
0298188888

## Contact Agent

A quiet setting in a boutique block of four, situated opposite Mort Bay Park, this ideally located and extensively renovated two bedroom townhouse style apartment offers renovated interiors and occupies a corner position. Spacious open plan interiors flow seamlessly onto an oversized north-east facing courtyard perfect for entertaining. It has everything at its doorstep, including Mort Bay Park, the Drydock Hotel, the Royal Oak, Charlotte Cafe, Balmain's bustling Darling Street shopping precinct, cafes, wine bars, local schools, and is only short commute to the city by ferry or bus.

**PROPERTY FEATURES:-** Spacious open plan living/ dining with exposed brick feature wall and tiled flooring- Renovated interiors throughout with ducted air-conditioning - Stylishly appointed kitchen with updated appliances and plenty of pantry/ storage space, and island bench with breakfast bar - Independent entry with under stair storage- Both bedrooms feature built-in wardrobes and plush carpet flooring. 2nd bedroom features attic storage, and distant Harbour Bridge views - Renovated bathroom- Separate internal laundry with additional WC- Oversized lockup garage - Pet friendly complex

**NOTE:** 2, 3 & 4/104 Phillip Street, Birchgrove are available for sale in line or separately. **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)