

**16 Jacques Street, Balmain, NSW, 2041**

**CobdenHayson.**

**House For Sale**

Friday, 9 August 2024

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**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



Rita Lopresti  
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## Big land and big possibilities in the village heart

Discover a rare 310sqm approx of fantastic potential in one of the most tightly held pockets of Balmain tucked away behind the Town Hall in the heart of the village. First time offered in 43 years, this early 1900s, freestanding double-fronted home's fluid layout from front to back is designed for easy living with a private vine-framed entertainer's courtyard and rear lane access to a lock-up garage. Spacious interiors have been updated retaining their authentic charm with a family friendly four-bedroom layout making the home ideal to move straight in with potential to make your mark with a contemporary revamp or explore the potential to extend at the rear or add a second storey (STCA). With Darling Street village at the top of the street, this is a perfect spot to enjoy Balmain's cosmopolitan cafe and pub culture.

- 10m frontage, lock-up garage accessed via Jacques Lane
- High ornate ceilings, original polished hardwood floors
- 4 double bedrooms, 1 with built-ins and 1 with a fireplace
- Large living room anchored by a fireplace
- Huge open plan casual living/dining, reverse cycle air
- Quality skylit gas kitchen with solid granite benchtops
- Private entertainer's courtyard with a sunny east aspect
- Skylit bathroom with a separate internal laundry
- Ideal to live in or rent out while exploring the potential
- 100m to Darling Street's cafes, boutiques and yoga studios
- Rozelle Public School catchment, 450m to Elkington Park