

**26 Ann Street, Balmain, NSW 2041**

**CobdenHayson.**

**House For Sale**

Saturday, 29 June 2024

26 Ann Street, Balmain, NSW 2041

**Bedrooms: 3**

**Bathrooms: 2**

**Area: 163 m2**

**Type: House**



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## Contact Agent

The inspired reinvention of one of Balmain's signature weatherboard cottages brings a fresh vision of class and elegance to a time-honoured favourite in a quiet peninsula setting between Darling Street and the dynamic White Bay foreshore. Retaining all of its original charm at the front, the double-fronted beauty has been opened out to embrace the outdoors and take full advantage of wide open views across the city skyline to the Harbour Bridge. A pared-back palette of warm neutrals is offset by rose gold finishes and leadlight windows, creating a jewel-box effect with an entertainer's kitchen as the social heart of the home and a sanctuary-like master suite on the upper level with panoramic views. Away from the hustle and bustle but reassuringly close to the action, it's just 500m across Gladstone Park to the heart of the village and 700m to Balmain Wharf for an easy commute to the city.- Newly rebuilt cottage, family-friendly 2-storey layout- 3 double bedrooms with built-in robes plus a study area - Master suite with a walk-in robe and view-swept balcony - Engineered Oak floorboards and natural stone finishes- Entertainer's island kitchen, Smeg appliances, gas cooktop- Caesarstone benchtops, integrated French door fridge - Glass-fronted living/dining anchored by a linear fireplace- Private landscaped garden with a lawn, deck and bbq terrace - Stylishly appointed bathrooms, powder room, fitted laundry - Parisi tapware, custom vanities, ambient lighting throughout- Landscaped garden with area for fire pit- Ducted air (zoned), Western Red cedar windows, Bosch alarm- Stroll down to Stephen Street Playground and Birrung Park - 250m to Balmain Public School, 500m to Woolworths Balmain