

**32 Roseberry Street, Balmain, NSW, 2041**

**callagher**

**House For Sale**

Wednesday, 21 August 2024

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**Bedrooms: 2**

**Bathrooms: 1**

**Type: House**

## Position, Size and Scope in a Traditional Federation Brick Semi

A ready-made lifestyle package perfect for those looking to get into the premium Balmain market, this period semi makes a delightful home complemented by a deep north-facing garden haven at the rear. Smartly presented throughout with plenty of scope to upgrade or redesign down the track, the interior offers an easy-to-maintain two-bedroom layout with lots of character and natural light throughout. All of this is located in a quiet tree-lined setting that's tucked away within easy reach of Darling Street's lively village vibe, with a choice of local pubs, parks and express transport to the city close by.

### Features:

- Fresh, bright and supremely easy-to-maintain interior layout
- Separate lounge and dining areas, ornate ceilings and timber floors
- Two bedrooms are both well-sized plus a bathroom with full tub
- Neat and tidy kitchen equipped with a dishwasher and gas cooking
- Leafy north-facing backyard includes a paved entertainment patio
- Internal laundry and a large attic storage room
- A great chance to acquire a classic semi and renovate to suit
- Set in a wide street with good parking available for residents

Land Size: 192 sqm

Water Rates: \$324 pq

Council Rates: \$509 pq

Potential Rental: \$825-\$875 pw

Figures are approximate only.