

6/45 Wharf Rd, Birchgrove, NSW, 2041

BALMAINRealty

Townhouse For Sale

Saturday, 14 September 2024

6/45 Wharf Rd, Birchgrove, NSW, 2041

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Townhouse



Scott Robertson
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Waterfront Townhouse featuring an Oversized Entertainers Terrace taking in Panoramic Harbour & Bridge Views in Birchgrove's Prized Enclave

Situated within the harbourside enclave of 'Thomas Birch Town Houses' a small boutique block of 11 on one of Birchgrove's most highly regarded streets, this magnificent home features spacious open plan interiors that flow onto an enormous entertainer's terrace that enjoys a sun-filled north-easterly aspect with stunning harbour & bridge views.

This quiet oasis boasts amazing convenience with everything at its doorstep, including Ballast Point Park & Birchgrove Oval, The Dry Dock Hotel, Gladstone Store, Balmain's bustling Darling Street shopping precinct, local schools, and is only short commute to the city via ferry or bus.

PROPERTY FEATURES:

- Sun drenched north-east facing alfresco entertainer's terrace taking in intimate water and city views over Snails Bay
- Sprawling split level design with the three-bedrooms on the lower level and spacious open plan living & entertaining areas on the upper level
- Updated kitchen with stainless steel appliances, ample pantry and storage, with harbour bridge views from the kitchen window
- King sized master bedroom with en-suite. All bedrooms with built-in wardrobes
- Main bathroom with large separate shower and bath
- Internal laundry + guest WC
- Oversized automated double lock-up garage with loft level above for storage
- Access to a shared waterfront garden and jetty for boating enthusiasts, or an easy commute to the CBD via water taxi

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.