

77 Mort Street Balmain, NSW

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Charming Bayside Haven

Welcome to this charming home in the premier bayside precinct, perfectly positioned on a generous 205 sqm block with a rare 10m frontage (approx.) and dual street access. Recently renovated, this property invites you to move straight in and enjoy its spacious rooms adorned with beautiful pressed metal ceilings. The character-filled sandstone laundry adds a unique touch, while the option for parking (STCA) enhances its appeal.

From the street, the home presents stunning curb appeal with its wide covered verandah. Inside, you'll find a fresh atmosphere thanks to new paint, a modernised bathroom, and efficient ducted air conditioning. The stylish interiors boast new floating floorboards, a cosy lounge featuring a classic fireplace, and a bright modern gas kitchen that flows into the adjoining dining area.

With three generously proportioned bedrooms, this home is ideal for families or guests. The outdoor space includes a delightful alfresco area, perfect for entertaining, along with easy access from the side street. The property also holds great potential, offering opportunities to add par...

- Charming character-filled updated 3 bed 1.5 bath home, recently painted
- Cosy lounge with classic fireplace, gas kitchen with adjoining dining area
- Alfresco area perfect for gatherings with side street access for convenience
- Air conditioning, beautiful pressed metal ceilings and sandstone laundry
- Dual street access with 10m frontage, a corner 205 sqm block (approx.)
- Steps from Mort Bay Park, Ferry & Darling St's vibrant restaurants & cafes

**All information in this document has been gathered from various third-party sources we believe to be reliable; however, we cannot guarantee its accuracy, and we accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements in this document. Prospective purchasers are advised to carry out their own investigations and rely on their own inquiries.

Inspect: Saturday, 23rd November 2024 11:15 - 11:45
Auction: 2024-11-30
Details: 11:30:00

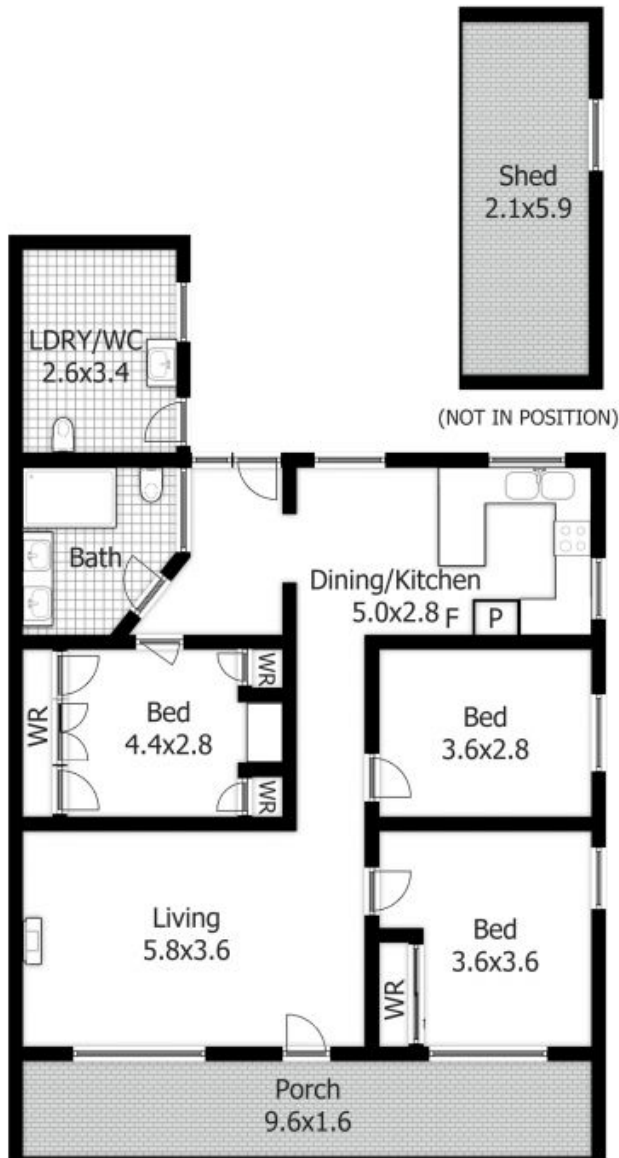
Price: Auction | Time Realty
Council Rates: \$636.00 p/q
Water Rates: \$196.00 p/q

Adam Scappatura **Frank Settineri**

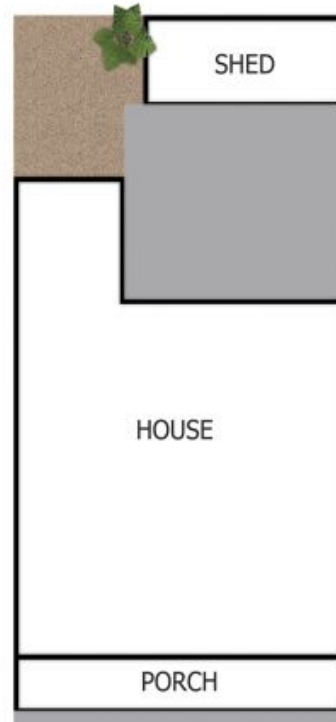
0413 355 481

0414 889 319

PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.



FLOOR PLAN



SITE PLAN



77 Mort St
BALMAIN

EST — 1979
time