

**83 Curtis Rd, Balmain, NSW, 2041**

**CobdenHayson.**

**House For Sale**

Thursday, 24 October 2024

83 Curtis Rd, Balmain, NSW, 2041

**Bedrooms: 2**

**Bathrooms: 2**

**Type: House**



Mark Bowis  
0298183844

## Sunshine and greenery in the village heart

The aspect is perfect, the layout remarkably flexible and the sense of privacy unbeatable making this freestanding home a wonderful place to live. A lush green outlook affords the ambiance of a treetop sanctuary with northerly sunshine streaming into the living space with huge windows bringing in the harbour breeze. Spread over three levels, the top floor is devoted to a master retreat with a private sundeck and soaring cathedral ceilings enhancing the sense of space. A separate study makes an ideal home office/potential guest bedroom and a lower level media room opens out to the private backyard and entertainer's deck. A prized peninsula setting, equidistant to cosmopolitan Darling Street and Mort Bay Park, affords a relaxed village lifestyle just 550m to the city ferry with cafes and pubs all around.

- Gorgeous facade with iron palisade fence and lacework details
- Original wide Kauri floorboards and classic high ceilings
- 2 large bedrooms with built-in robes plus a home office/nursery
- Master retreat with an ensuite, walk-in robe and sundeck
- Sun-filled living/dining with a Juliet balcony and lush outlook
- Streamlined stone-topped gas kitchen with Bosch appliances
- Lower level media or family room, ideal as second living space
- Private NE-facing backyard and deck with greenery all around
- Immaculate family bathroom with a bath and separate shower
- Huge laundry/utilities room with an extra W.C and storage space
- Secure basement storage room/wine cellar and convenient side access
- A top spot in the village - just down from The Royal Oak
- Walk across Mort Bay Park to the ferry, 250m to Darling Street