

**10 Clifton St, Balmain East, NSW, 2041**

**CobdenHayson.**

**Townhouse For Sale**

Thursday, 31 October 2024

10 Clifton St, Balmain East, NSW, 2041

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Townhouse**



Ada Mastronardo  
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## Harbourside living with CBD & Harbour Bridge views

Indulge in spectacular views of the CBD, harbour, and iconic Harbour Bridge from this bright and airy townhouse, perfectly situated in an exclusive harbourside pocket just 50 metres from the water's edge. The well-designed floorplan with recent main bed balcony addition, features spacious open-plan living, a large sunlit courtyard with space for car parking, and two generous bedrooms, each with stunning harbour vistas. This meticulously maintained home offers a perfect blend of convenience and low-maintenance living, making it ideal for downsizers, young families, and professionals. Move in and enjoy the lifestyle, with the opportunity to further enhance with DA approved plans to extend.

- Light-filled open-plan living with defined dining area
- Living connects with private sun-dappled east-facing courtyard
- Good-sized kitchen with modern electric cooking & dishwasher
- Queen-sized bedrooms serviced by bathroom with bath and shower
- Master bedroom with balcony to harbour bridge and water views
- Oversized courtyard with two car spaces, laundry room, pine floorboards
- 350m to the ferry, 300m to Darling Street village
- DA approval for additional balcony and internal area extension
- Quick access to the city, stroll to Balmain village
- Total strata area - 171sqm