

**41 Phillip St, Balmain, NSW 2041**

**Sold - \$1,325,000**

House 1  1 



**Sold by A J Portelli Property**

This 1-2-bedroom character filled home is set over 2 generous levels in Balmain's highly sought-after eastern section.

The property features:-

- Paint upgrade work through-out
- Large separate lounge and dining areas
- Freshly polished timbers floors
- Enticing light filled kitchen with gas stove and dishwasher
- Good condition highly functional bathroom with tub and integrated laundry
- Main bedroom with built in wardrobes
- Separate office/study area or potentially 2nd bedroom
- Gas bayonets located throughout house, original fireplace
- Beautifully paved rear courtyard with leafy outlook and optional rear pedestrian access to property
- Architectural plans completed & available to maximise internal space and ensure a flowing floor plan - STCA

Potential rent return in current market, circa \$750 Per Week.

Only minutes to Darling St boutique shops and a wide variety of eateries/cafes.  
Fast City transport, ferries, and Harbour front parklands at your doorstep.  
Ripe for further improvement and returns.

**Open for Inspection**

By Appointment.

**Listed By**

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