



## 2 Reuss Street Birchgrove NSW

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After 57 years in the one family this freestanding cottage located in one of Birchgrove's highly sought after streets is being offered to the market.

A must to inspect if you are looking to get your foot in the door on the Balmain Peninsula where there is potential to renovate or build your dream home (STCA) to capitalise on the water views just at the end of the street.

This cottage with a delightful sunny garden is liveable in its current state and would also make an ideal investment for the astute investor.

Close to trendy cafes, Birchgrove public School, Dawn Fraser pool, local shops, Balmain Village & City buses, approximate 7 minute walk to Ferry.

**Price** : SOLD AT AUCTION \$1,656,000  
**Land Size** : 142 sqm  
**View** : <https://www.balmainrealty.com/1P2099>



**Scott Robertson**  
**(02) 9818 8888**





## PROPERTY DETAILS

### AREA

Land Size (approx) 142sqm

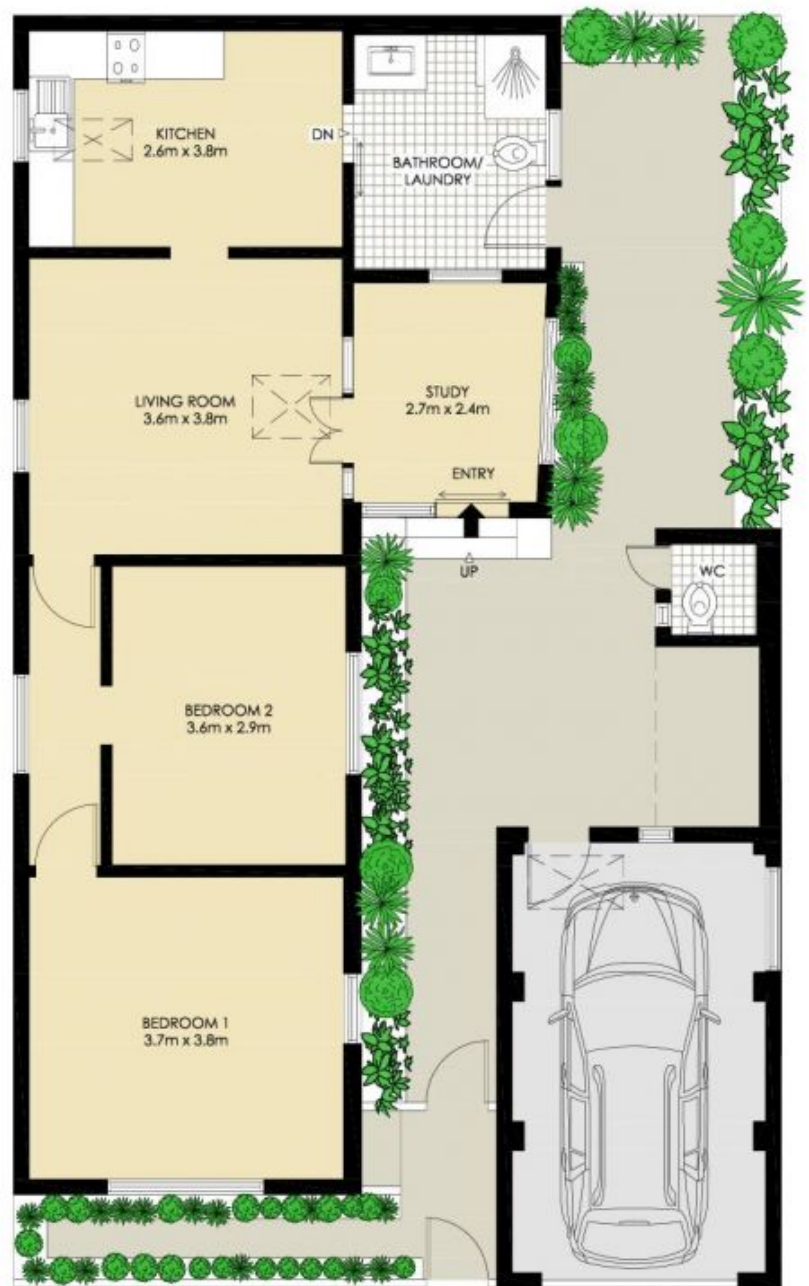
### OUTGOINGS

Council (approx) \$456pq

Water (approx) \$170pq

### INSPECT

As advertised or by appointment



BIRCHGROVE  
2 REUSS STREET

REUSS STREET



\*PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.

BALMAIN Realty

1300 REALTY  
9818 8888  
balmainrealty.com