



4/7-9 Birchgrove Road Balmain NSW

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A quiet setting just one block back from Darling Street's cafe hub, footsteps to every convenience and just a short commute to the city.

This affordable property presents a prime investment opportunity in one of Sydney's most desirable locations with strong rental demand and offering an estimated rental return \$460 - \$470 p/w.

As a first home buyer in NSW, you may be eligible for a full or partial exemption on transfer duty (previously known as stamp duty) under the First Home Buyers Assistance scheme.

Property features include;

- Elevated setting in a secure block of only 18 apartments

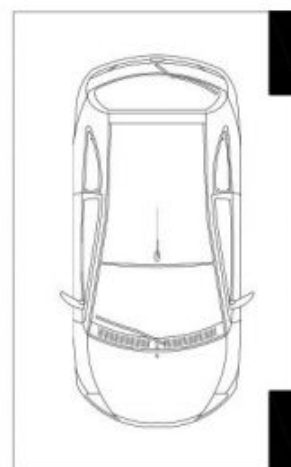
Price : SOLD \$540,000
Land Size : 54 sqm
View : <https://www.balmainrealty.com/1P2321>



Scott Robertson
(02) 9818 8888



FIRST FLOOR



SECURE COVERED
CAR SPACE
4.5m x 2.8m
(NOT ACTUAL LOCATION)

PROPERTY DETAILS

AREA

Total	54sqm
Internal	39sqm
Car Space	15sqm

OUTGOINGS

Strata	\$753pq
Council	\$297pq
Water	\$172pq

INSPECT

As advertised or by
appointment

BALMAIN
4/7-9 BIRCHGROVE ROAD
"Birchgrove Terraces"



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

BALMAIN Realty

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balmainrealty.com