



**16/7-9 Birchgrove Road Balmain NSW**

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A quiet setting just one block back from Darling Street's thriving cafe, restaurant, wine bar and shopping hub, and only short commute to the city by bus or ferry.

This affordable property presents a prime investment opportunity for the astute investor in one of Sydney's most desirable locations with strong rental demand, or a great opportunity for the first home buyer.

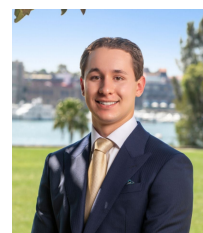
Take advantage of the Government's transfer duty exemption. The First Home Buyers Assistance Scheme has expanded. For contracts that exchange on or after 1 July 2023, eligible first home buyers will receive an exemption from transfer duty for purchases of new and existing homes up to \$800,000.

The residence requirement for the First Home Buyers

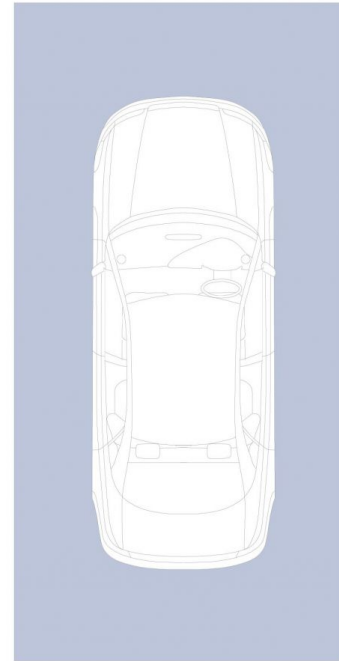
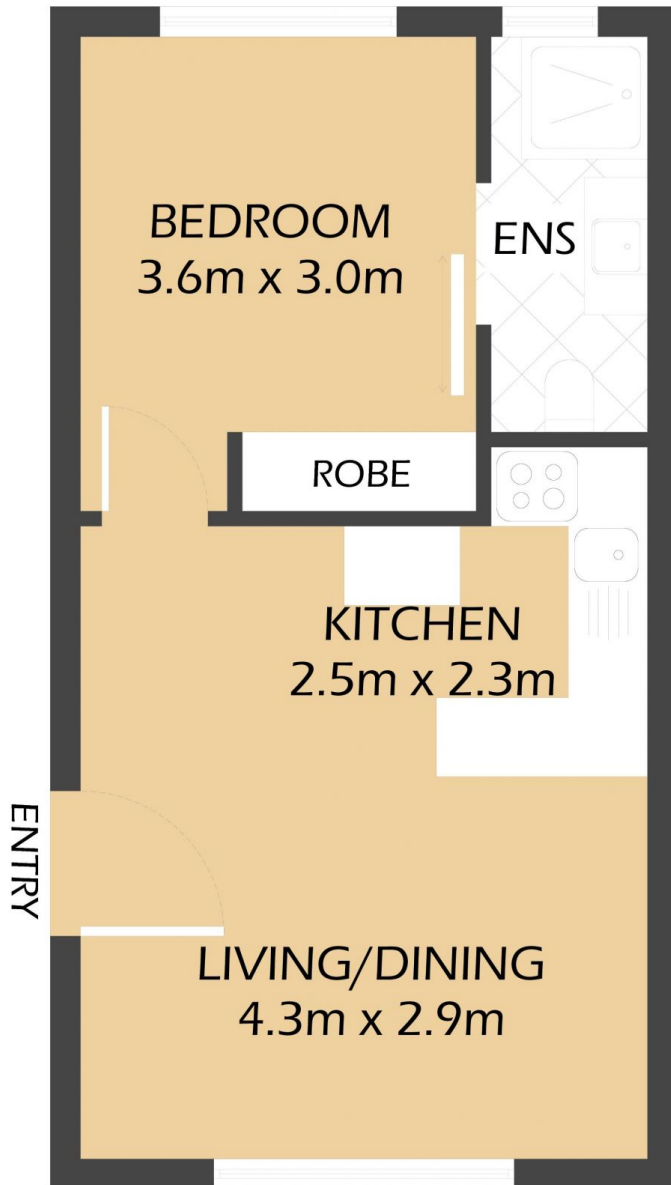
**Price** : SOLD \$685,000  
**Building Size** : 53 sqm  
**View** : <https://www.balmainrealty.com/1P3669>



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



**Nick Van Venrooy**  
**(02) 9818 8888**



**CAR SPACE**  
5.0m x 2.5m  
(NOT ACTUAL LOCATION)



16/7-9 Birchgrove Road  
**BALMAIN**  
"Birchgrove Terraces"



\*FLOOR PLAN MEASUREMENTS ARE APPROXIMATE AND FOR ILLUSTRATIVE PURPOSES ONLY.

**PROPERTY DETAILS**

AREA	
Total	53sqm
Internal	39sqm
Parking	14sqm
OUTGOINGS	
Strata	\$708p/q
Council	\$310p/q
Water	\$172p/q

**BALMAIN**Realty

9818 8888

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