



6/45 Wharf Road Birchgrove NSW

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Situated within the harbourside enclave of 'Thomas Birch Town Houses' a small boutique block of 11 on one of Birchgrove's most highly regarded streets, this magnificent home features spacious open plan interiors that flow onto an enormous entertainer's terrace that enjoys a sun-filled north-easterly aspect with stunning harbour & bridge views.

This quiet oasis boasts amazing convenience with everything at its doorstep, including Ballast Point Park & Birchgrove Oval, The Dry Dock Hotel, Gladstone Store, Balmain's bustling Darling Street shopping precinct, local schools, and is only short commute to the city via ferry or bus.

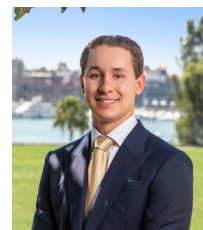
PROPERTY FEATURES:

[For full version visit the website](#)

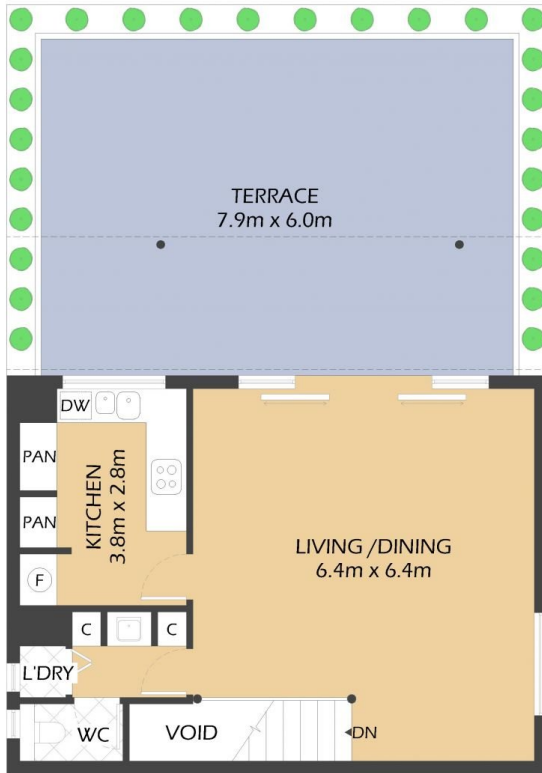
Type : Townhouse
Price : SOLD \$3,355,000
Building Size : 211 sqm
View : <https://www.balmmainrealty.com/1P3890>



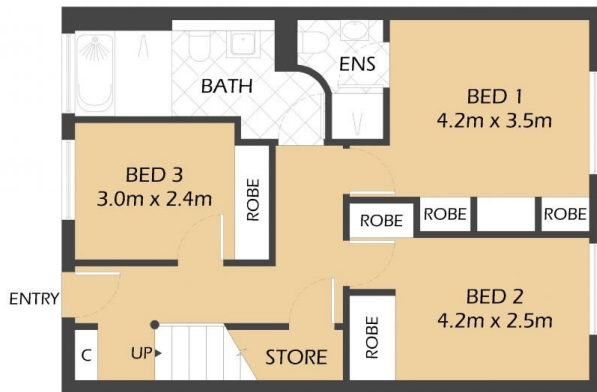
Scott Robertson
(02) 9818 8888



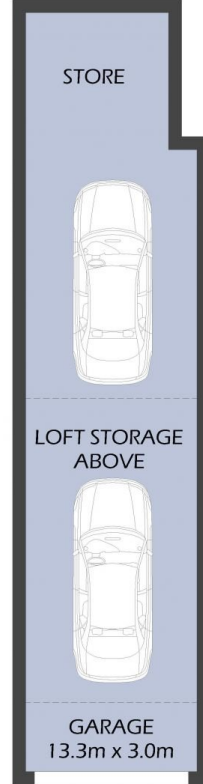
Nick Van Venrooy
(02) 9818 8888



FIRST FLOOR



GROUND FLOOR



6/45 WHARF ROAD
BIRCHGROVE
"Thomas Birch Town Houses"



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

PROPERTY DETAILS

AREA	
Total	211sqm
Internal & External	174sqm
Parking	37sqm

OUTGOINGS	
Strata	\$4,105p/q
Council	\$590p/q
Water	\$172p/q

BALMAINRealty

9818 8888

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