



### 15/7-9 Birchgrove Road BALMAIN NSW

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Sweeping district views create a wonderful backdrop to this top floor security apartment. With a warm and inviting ambiance, light-filled interiors and off street parking, it's perfect for the first home buyer in a fantastic location just behind Darling Street village.

- \* Leased at \$410pw on a new 6 month lease
- \* Birchgrove Terraces, a secure block with gated entry
- \* Open plan living dining, Breakfast Bar, Electric Stove
- \* Bright double bedroom with built-in robe and views
- \* Updated Kitchen, Fresh bathroom, 2 common laundry rooms
- \* Enjoy fantastic sunsets over the bay, car space on title
- \* Footsteps to gourmet cafes, bistros, delis and boutiques

**Price** : \$ 580,000  
**Land Size** : 53 sqm  
**View** : <https://www.prbrealestate.com.au/6287411>



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