



# Sold

## STYLISH CONTEMPORARY TOWNHOUSE IN CONVENIENT WATERFRONT SETTING

2 BED | 1 BATH | 1 CAR

3/2 Louisa Road, Birchgrove, NSW, 2041

Perfectly positioned on Birchgrove's premier street, this freshly painted light filled home offers comfortable style in a peaceful waterfront location. Flowing over two levels, it has been aesthetically modernised and is ready to move in immediately.

- Two double bedrooms with built-ins & ducted air-conditioning
- Generous open plan living flowing to large courtyard.
- Sleek kitchen with new oven & cooktop, dishwasher & microwave
- Luxurious limestone bathroom, guest powder room & internal laundry
- Two private courtyards for entertaining plus balcony off master bedroom
- Secure parking, common waterfront lawn
- Easy walk to Birchgrove public school, ferry terminal & local cafes
- Moments to Birchgrove Park & tennis courts (Perfect vantage point for New Year's Eve fireworks)

**PRICE:**  
\$1,850,000

**OPEN FOR INSPECTION:**  
N/A



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3/2-6 Louisa Road, Birchgrove

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.