



203/383 Darling Street Balmain, NSW



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## Boutique Living in the heart of Balmain

Welcome to the "Ivy"

'Ivy' is a recently completed, boutique building revealing an impressive fusion of architectural and interior design.

'Ivy' has high-end inclusions, bespoke cabinetry, and ducted air con throughout, and comprises spacious lounge & dining areas that flow seamlessly to expansive outdoor entertaining terraces. With a residents-only rooftop entertaining terrace featuring a stunning outdoor dining area and heated lap pool with jaw-dropping city skyline and harbour views.

'Ivy' is located in the heart of blue-chip Balmain on Darling St, residents can step outside and into the heart of this thriving area. From prized cafes to boutique retail and international culinary experiences, Balmain truly offers something for everyone at every turn. Neighbourhood by stunning harbour foreshore parklands, both Dawn Fraser Baths and the Balmain Ferry Wharf are within easy walking distance.

For a private inspection - Contact Lambros Markessinis on 0407 788 777 to book an appointment.

Apartments of this quality is sought after and a location like this one is a must to inspect.

- Only 2 bedroom left at \$1,600,000 +
- IVY has State-of-the-art kitchen with 50mm Caesar stone waterfall benchtops, integrated fridge, and Blanco double sink
- IVY Designer bathrooms featuring spa bath with in-built shower, TV, USB port and temperature control
- IVY Custom made, solid timber parquetry floors, plantation full height bi-fold shutters and hand-made wallpaper from Italy in all apartments
- State-of-the-art ducted air conditioning plus gas fireplace in selected apartments
- IVY has a Residents-only rooftop retreat with sundeck and barbecue area, sandstone feature walls, extensive landscaping, children's play area, Undercover TV/entertainment space, and heated lap pool with spectacular harbour views
- IVY has been carefully designed to ensure maximum ventilation with ample natural light
- IVY has breathtaking entry lobby with full glass atrium, hanging garden, chandelier, timber ceiling decorative panels and marble flooring

**Price:**

For Sale | Time Realty

**Lambros MarkessinTime Realty**

0407 788 777

9712 1188



383 Darling Street  
Balmain

Apartment Number	203
Lot Number	12
Type	1 Bedroom
Unit Area	47m <sup>2</sup>
Strata Levies (pc)	\$943.08



**Legend**

- F - Fridge
- FP - Fireplace
- ST - Storage
- TV - Television



Second Floor



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

Floor plan supplied by Y-Mark Design Pty Ltd. This floor plan is provided for indicative purposes only.

Measurements are approximate and not to scale. The vendor, agency and supplier will accept no liability for its accuracy. Interested parties are advised to make their own independent enquiries.

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