



8/8-10 Louisa Road Birchgrove, NSW      2      2      1

### A gem with private water access on the iconic Louisa

This waterfront gem on the exclusive Louisa Road will be a major drawcard for buyers looking for a quiet lifestyle on the Sydney Harbour foreshore. The potential for all future buyers is limitless, this quiet oasis is no more than 20minutes from the City either by ferry or bus which is a short easy stroll.

**Price:** \$1,353,617  
**Council Rates:** \$432.00 p/q  
**Water Rates:** \$173.00 p/q  
**Strata Rates:** \$1,120.00 p/q



**Joseph Tropiano**

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**Rebecca Gore**

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(NOT IN POSITION)



The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.



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8/8-10, Birchgrove  
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