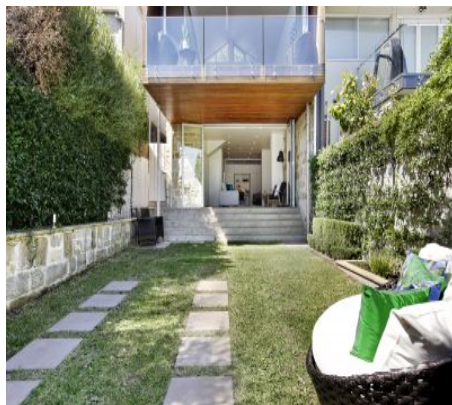


Lilyfield

85 Lamb Street



AUCTION WEDNESDAY 1ST APRIL AT 6PM

The imaginative architect-designed rebuild of this wide-fronted Victorian semi has created a sophisticated family home on one of Lilyfield's premier streets. With a dramatic cathedral-style extension and flexible living zones, this luxurious two level home features a versatile guest suite that doubles as a home office.

- 3 double bedrooms with built-ins plus a guest suite/study
- Sleek open living, soaring ceilings, deck with urban vista
- Streamlined Caesarstone gas kitchen, mezzanine library
- Casual living with polished concrete floors opens outdoors
- Italian mosaic-tiled bathrooms, 2 fireplaces, ducted air
- Jasmine-framed lawned garden, rear access to secure parking
- Innovative lighting and storage, sandstone wine cellar
- Attic storage, underfloor heating, 350m to the Light Rail



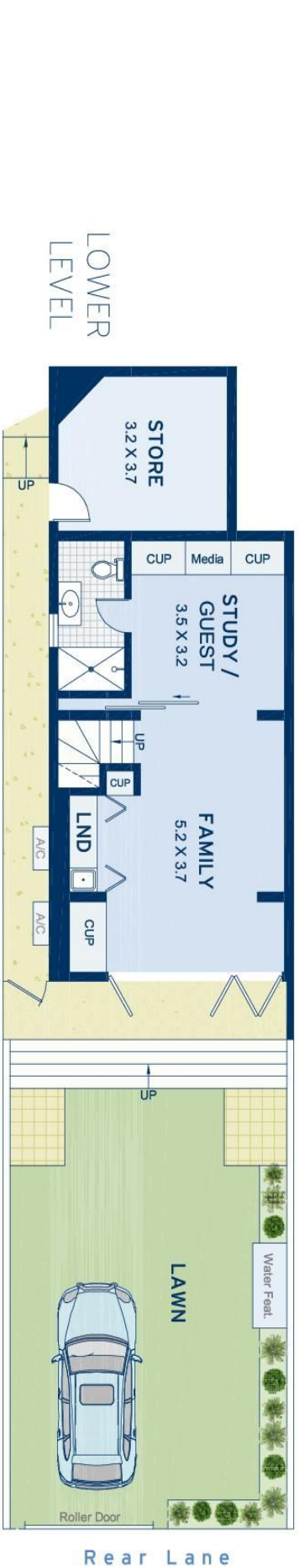
ADDITIONAL DETAIL

Council Rates	\$475/qtr (approx)
Water Rates	\$196/qtr (approx)
Type	House
Sold Date	01/04/2015
Land	183 Square Metres

Peter Gordon
0410 639 989
peter@ch.com.au

Stephanie Lees
0412 161 142
stephanie@ch.com.au

Undisclosed



APPROXIMATE AREAS	
Internal Floor/space	150sqm
Attic	35sqm
External	122sqm
Total	307 sqm
OUTGOINGS	
Council Rates	\$475 pq
Water Rates	\$196 pq



Lilyfield
85 Lamb Street

DISCLAIMER: This information has been prepared as a guide only. The vendor and the real estate agent, Annandale Estate Agency Management Pty Ltd (trading as Cobden & Hayson Annandale), make no warranties as to its accuracy and all interested parties must rely on their own enquiries.

cobden & hayson