

# Lilyfield

## 9/55 Henry Street



## Boutique warehouse conversion

Sleek streamlined interiors, two private outdoor entertaining spaces and high-end finishes capture the essence of urban style in this designer apartment. Designed by Blanchino + Associates, the boutique Henry fuses exceptional detail with a modern industrial design aesthetic that pays homage to the building's industrial origins. Walk to the Light Rail, weekend markets and Darling Street's café scene.

- Courtyard apartment, secure level access, dual entries
- Designed with a focus on seamless indoor/outdoor living
- Streamlined live gas kitchen, wide tallowwood floors
- Bi-folds to a courtyard conceived as an outdoor room
- Large bedroom with built-ins and a private courtyard
- Stylish Parisi-appointed bathroom, internal laundry
- Ducted air, secure parking (lift access), common garden
- Walk to the Bay Run and parkland, minutes to the city



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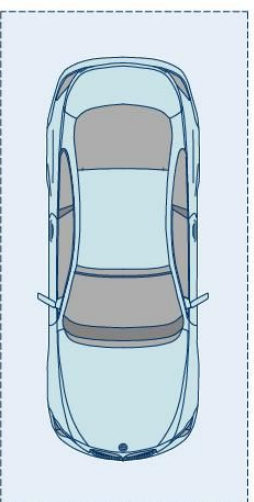
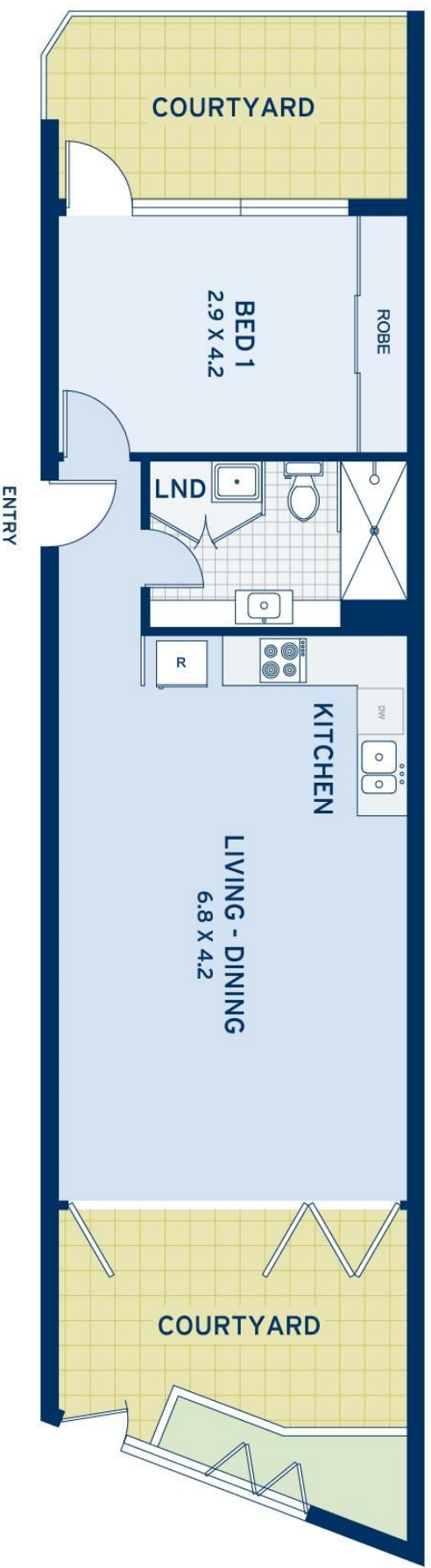
## ADDITIONAL DETAIL

Council Rates	\$280/qtr (approx)
Strata Fees	\$660/qtr (approx)
Water Rates	\$172/qtr (approx)
Type	Apartment
Sold Date	23/03/2018

\$797k

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SECURITY CARSPACE



APPROXIMATE AREAS	
Internal FloorSpace	50sqm
External	22sqm
Parking	13sqm
Store	3sqm
Total	88sqm
OUTGOINGS	
Council Rates	\$280 pq
Water Rates	\$172 pq
Strata Rates (Est.)	\$660 pq

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

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