

# Russell Lea

## 14 Lenore Street



## Years in the making and worth the wait, stunning family-sized semi

A sought after and tightly held bayside precinct is home to gorgeous 'Roslyn' which provides family sized dimensions coupled with the ease of semi living. Beautifully styled to maintain its traditional charm whilst providing for luxury living and entertaining, it's completed by a peaceful rear courtyard and separate studio offering versatility.

- Freestanding to the sun-drenched north-eastern side
- American oak floors, high ceilings, original fireplaces
- Spacious lounge, large dining by the quality gas kitchen
- Marble benches, St George appliances, reverse cycle a/c
- Covered alfresco terrace, self-contained rear studio
- Studio boasts a living/bedroom, robes and luxe ensuite
- Clawfoot bath, storage with laundry, custom cabinetry



**\$1.81m**

### ADDITIONAL DETAIL

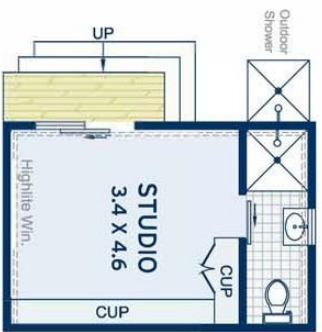
Council Rates	\$356/qtr (approx)
Water Rates	\$264/qtr (approx)
Type	House
Sold Date	17/02/2018
Land	335 Square Metres

**Kelly Petrini**

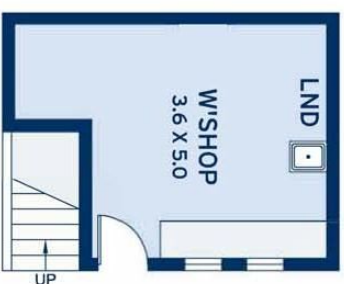
**kelly@ch.com.au**



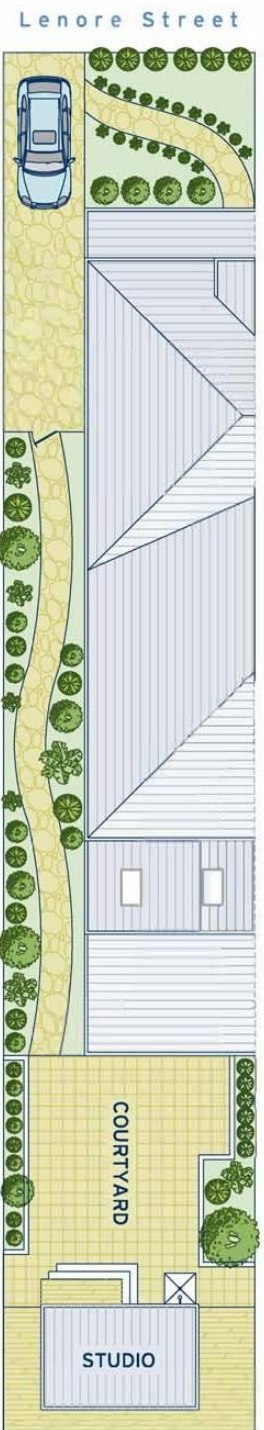
UPPER LEVEL



LOWER LEVEL



SITE PLAN



APPROXIMATE AREAS		
Internal Floorspace	110sqm	
Studio	16sqm	
Workshop	16sqm	
External	209sqm	
Land Size	335sqm	
OUTGOINGS		
Council Rates	\$356 pq	
Water Rates	\$264 pq	

**Russell Lea**  
14 Lenore Street

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.

cobden & hayson