

# Lilyfield

## 76 Lamb Street



**\$1.45m**

## A stylish haven on a private 220sqm+ dual access block

A peaceful elevated setting on one of Lilyfield's best-loved streets gives this tastefully renovated bungalow an incredible sense of privacy with the convenience of level rear lane access from secure parking. High above the street affording magical sunsets from the front verandah, the freestanding home links the old with the new via a sleek contemporary kitchen and dining area designed to embrace sunny north-east facing gardens.

- Wide entry hall, polished floorboards, high ornate ceilings
- 2 large bedrooms with built-ins plus an integrated study
- Spacious living room with gas heating, built-in cabinetry
- Caesarstone and Wenge gas kitchen with central island
- Dining opens via bi-fold doors to a sunny deck and garden
- Stylish bathroom with rainwater shower, separate laundry
- 220sqm+ block with rear lane access to secure parking
- 350m to light rail, walk to village, markets and Easton Park

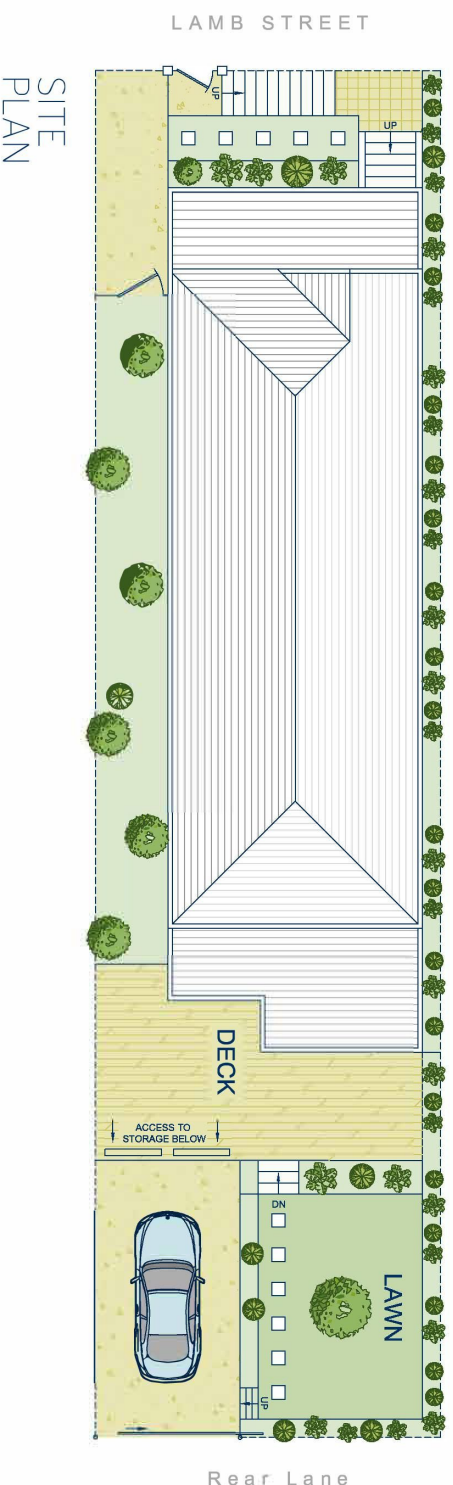
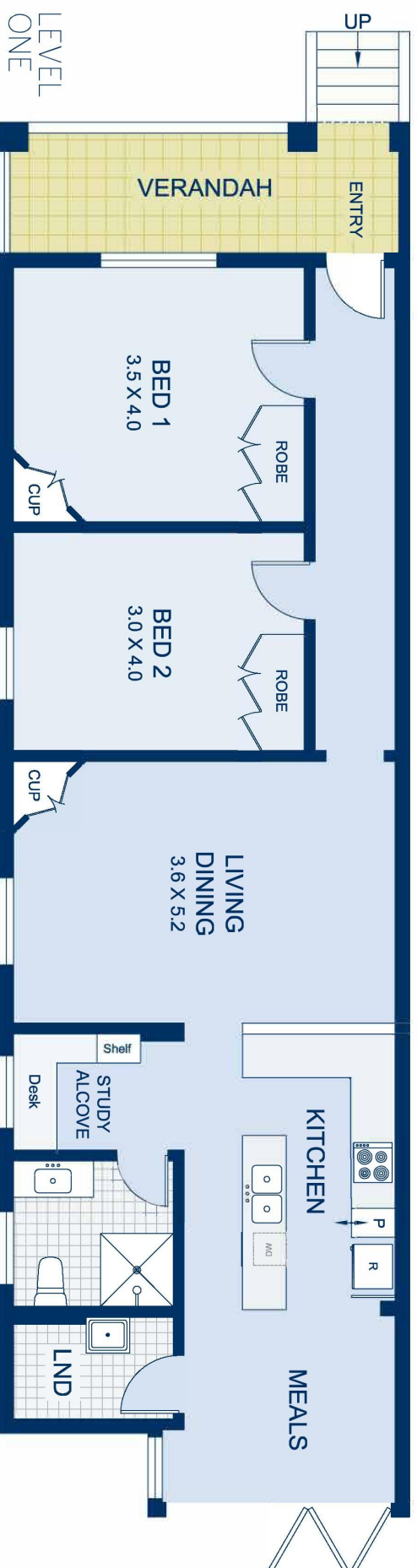
		
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### ADDITIONAL DETAIL

Council Rates	\$495/qtr (approx)
Water Rates	\$192/qtr (approx)
Type	House
Sold Date	27/07/2018
Land	221 Square Metres

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SITE  
PLAN

APPROXIMATE AREAS	
Internal Floor Space	87sqm
External	134sqm
Land Size	221sqm
OUTGOINGS	
Council Rates	\$488 pq
Water Rates	\$168 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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