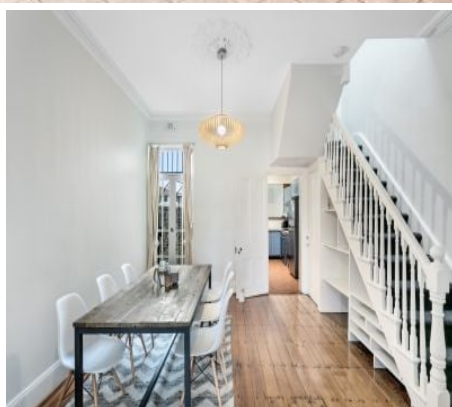


Lilyfield

343 Balmain Road



\$1.25m

Grand Victorian terrace with secure off street parking

An exciting opportunity to purchase a Grand Victorian terrace with secure off street parking. Set behind a sunny walled courtyard in a landmark row opposite Callan Park, the three bedroom home is a level walk to farmer's markets, schools and Rozelle village.

- Wide fronted Victorian Terrace c1880, NE front garden
- Spacious living and dining, timber floors, fireplace
- 3 double beds, 2 with built-ins, master with balcony
- Tidy kitchen and bathroom incorporating laundry
- Paved courtyard, rear lane access, secure parking
- Comfortable as is with potential to add value
- Walk to the Bay Run, Light Rail, schools and cafes

		
3	1	1

ADDITIONAL DETAIL

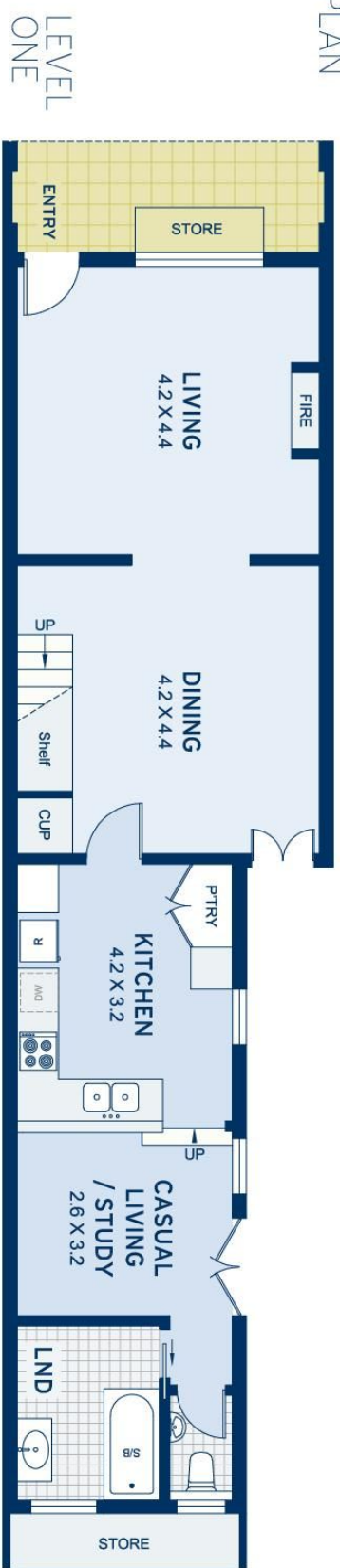
Council Rates	\$402/qtr (approx)
Water Rates	\$192/qtr (approx)
Type	House
Sold Date	19/02/2019
Land	152 Square Metres

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

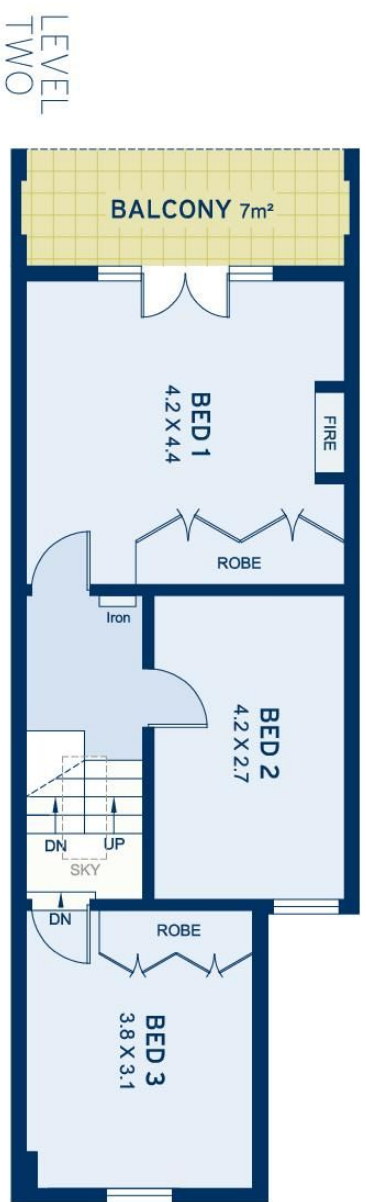
Peter Gordon
0410 639 989
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SITE PLAN



LEVEL ONE



LEVEL TWO



APPROXIMATE AREAS	
Internal Floor Space	120sqm
External	86sqm
Land Size	152sqm
OUTGOINGS	
Council Rates	\$402 pq
Water Rates	\$192 pq

Lilyfield
343 Balmain Road

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