

Lilyfield

140 James Street



Contact Agent

Bespoke family home

Nominated for a HIA award, this residence showcases inspired contemporary architecture at its innovative best. Created by award-winning builder Micrah Projects, no expense has been spared and no detail overlooked in the creation of a luxurious, low-maintenance sanctuary where entertaining is encouraged and finishes are world-class.

- Four generous beds, main with balcony, marble ensuite, WIR
- Spacious living area framed by dramatic floor to ceiling glass
- Open-plan dining space flowing to interior atrium courtyard
- Cleverly integrated study with workstation, Daikin ducted a/c
- Carrara marble Smeg 'Linea' gas island kitchen, integrated fridge
- Private rear entertaining terrace plus forecourt with seating
- Auto LUG with RLA, intercom, 8000-litre rainwater tank
- Moments to Light Rail and vibrant Norton Street attractions
- Stroll to Leichhardt Oval, the Bay Run and the Aquatic Centre

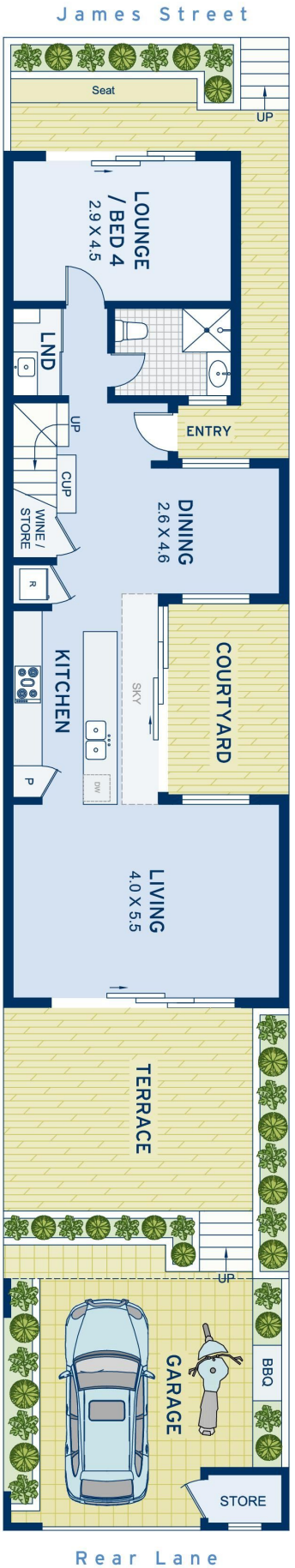


ADDITIONAL DETAIL

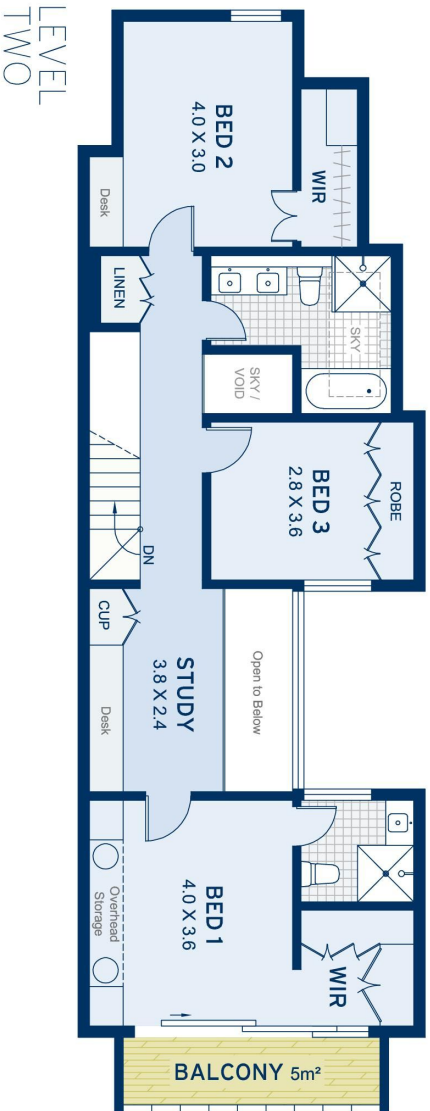
Council Rates	\$493/qtr (approx)
Water Rates	\$452/qtr (approx)
Type	House
Land	185 Square Metres

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LEVEL ONE



LEVEL TWO

APPROXIMATE AREAS	
Internal Floorpace	152sqm
Garage	30sqm
External	55sqm
Land Size	185.7sqm
OUTGOINGS	
Council Rates	\$384 pq
Water Rates	\$240 pq



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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