

# Lilyfield

## 395 Balmain Road



\$1.475m

### A gorgeous parkside terrace

A fine example of Victorian architecture reminiscent of a classic Paddington terrace, this two-storey home forms part of a handsome late 19th century row opposite Callan Park. Beautifully presented and ready to move in, the three bedroom home is set on a deep block with level front and rear gardens and plentiful room to extend in the future with rear lane access offering scope for parking (STCA). Enjoy the best of village convenience and parkside living just 500m to Orange Grove markets and 650m to the light rail for an easy commute to the city.

- Set well back from the road behind a sunny walled garden
- Elegant facade, barley twist colonettes, iron lace balcony
- 3 upstairs bedrooms, 2 double bedrooms with built-ins
- Main bed with a fireplace and northerly views over the park
- Living and dining with twin fireplaces, polished floorboards
- Dine-in kitchen with stone benchtops, renovated bathroom
- Deep courtyard, scope to open out/extend the rear STCA



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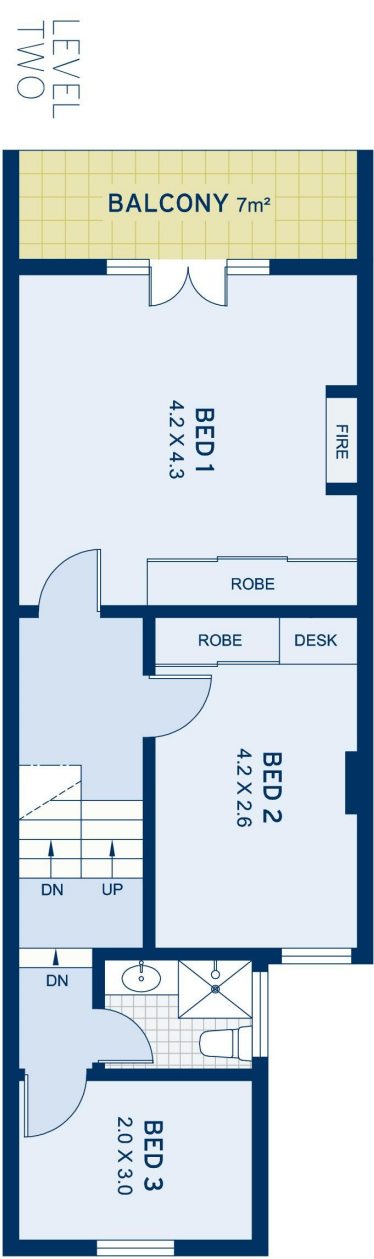
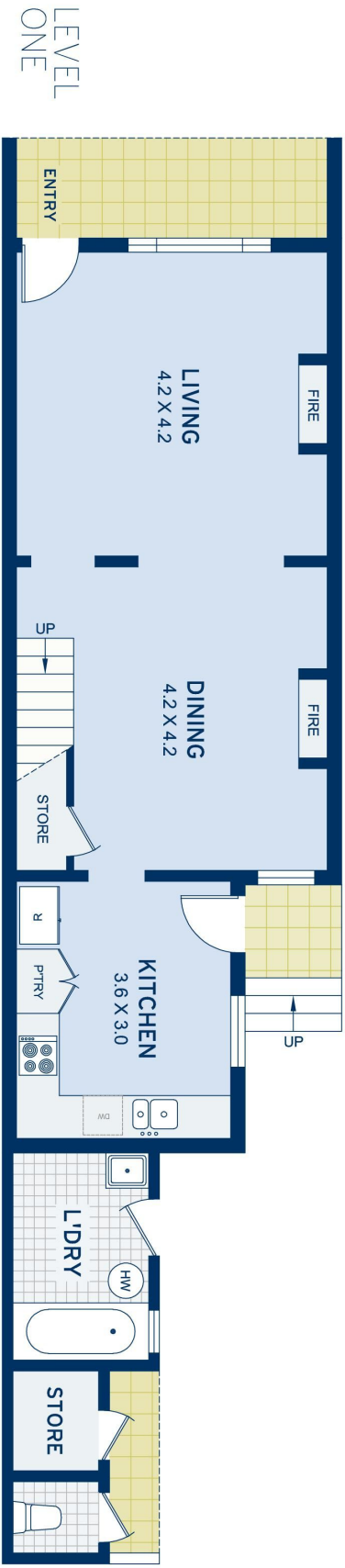
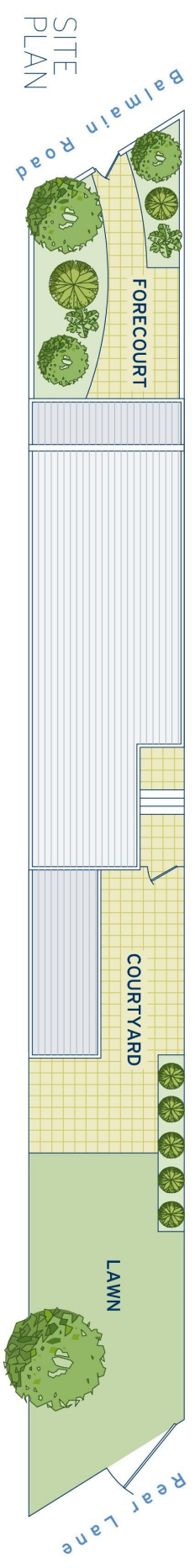
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### ADDITIONAL DETAIL

Council Rates	\$424/qtr (approx)
Water Rates	\$197/qtr (approx)
Type	House
Sold Date	12/08/2020
Land	174 Square Metres

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APPROXIMATE AREAS	
Internal Floorpace	107sqm
External	116sqm
Land Size	174sqm
OUTGOINGS	
Council Rates	\$424 pq
Water Rates	\$197 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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