

Lilyfield

409a Balmain Road



AUCTION - On Site
21 Nov at 10:00am

Deceptively substantial, outstanding entertainer

Modern built as an ode to the terrace home, this extraordinary residence wows with its outstanding space, flexible floor plan with an optional guest or theatre retreat and an array of quality finishes. Spilling across its block, it's designed in dual pavilions with glorious entertaining spaces plus rear lane access to its parking. Positioned adjacent to Callan Park, it's steps to the bus, school, village, bay and light rail.

- Inviting and airy boasting quiet and private interiors
- Spacious living room opens to a central courtyard
- Stunning stone-topped entertainer's island gas kitchen
- Siemens appliances, breakfast bar, combined dining
- Bi-folds open to the large alfresco deck, built-in seating
- Separate rumpus/theatre with powder, optional guest
- Four generous bedrooms, master with multiple robes
- Reverse cycle a/c, easy rear lane access double garage


4


2


2

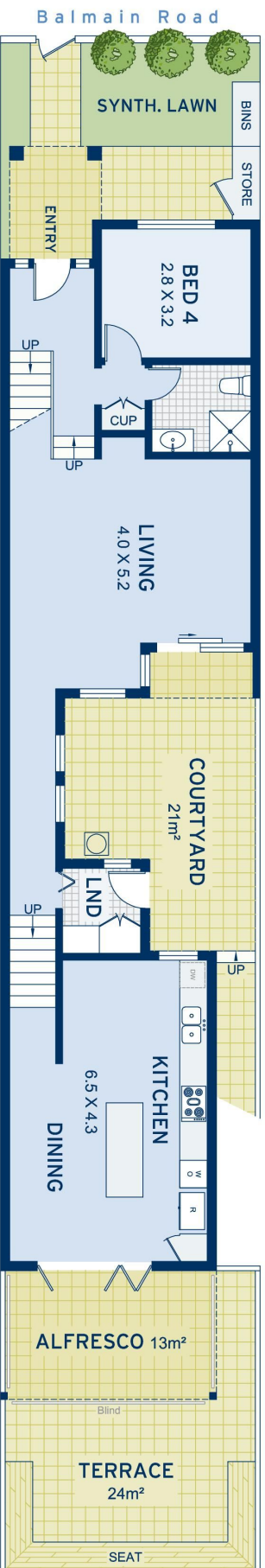
ADDITIONAL DETAIL

Council Rates	\$415/qtr (approx)
Water Rates	\$154/qtr (approx)
Type	House

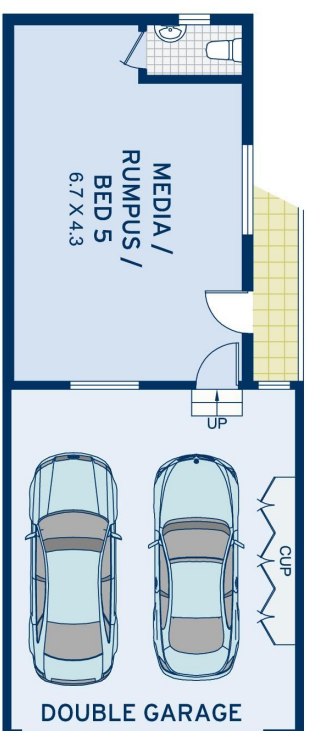
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ENTRY LEVEL

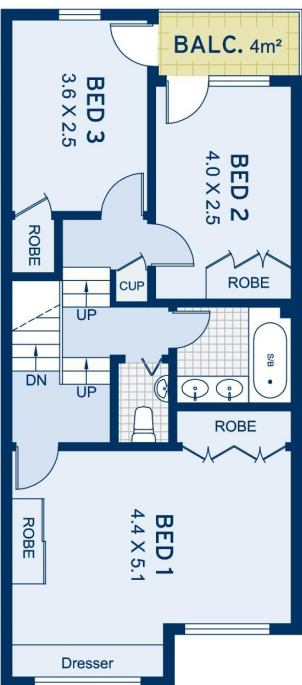


LOWER LEVEL



Rear Lane

UPPER LEVEL



APPROXIMATE AREAS	
Internal Floorpace	174sqm
Garage	34sqm
External	94sqm
Land Size	192sqm
OUTGOINGS	
Council Rates	\$415 pq
Water Rates	\$154 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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