

Lilyfield

8 The Boulevarde



\$1.925m

A parkside haven with idyllic gardens

There's an uplifting sense of light and space in this double-fronted home with a creative layout that celebrates relaxed outdoor living and entertaining. Opening to a sunny established garden, the single-level design features two distinct living areas with the front of the home accommodating two king-sized bedrooms and a custom-fitted study, with the open plan kitchen and sunlit living space wrapped in a natural Mafi deck. Set on a private block with dual street frontage, there's scope to add a level capitalising on views over Barangaroo to the city skyline (STCA).

- 8m frontage, 262sqm, secure parking via Carrington Street
- 2 king-sized bedrooms and a double study, custom joinery
- Master with a skylit dressing room, fresh family bathroom
- Skylit living room, reverse cycle air and classic high ceilings
- Large modern open plan gas kitchen, stained glass windows



ADDITIONAL DETAIL

Council Rates	\$555/qtr (approx)
Water Rates	\$273/qtr (approx)
Type	House
Sold Date	29/09/2020
Land	262 Square Metres

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APPROXIMATE AREAS	
Internal Floorpace	122sqm
External	140sqm
Land Size	262sqm
OUTGOINGS	
Council Rates	\$555 pq
Water Rates	\$273 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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