

**1a Leys Avenue, Lilyfield, NSW 2040**



**House For Sale**

Friday, 3 May 2024

1a Leys Avenue, Lilyfield, NSW 2040

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Area: 354 m2**

**Type: House**



David Eastway  
0295602040



James Price  
0295602040

## Auction

High-end design meets lifestyle appeal in this smart contemporary residence that enjoys a prime cul-de-sac position a few footsteps from War Memorial Park. Highlighted by a choice of alfresco entertainment zones, it boasts a striking architectural look and a low maintenance feel that focuses on easy indoor-outdoor living over two generous levels. The home is crafted to perfection from start to finish and is well-located within close proximity to all amenities in both Leichhardt and Annandale. Designed for the entertainer with an integration of in/outdoor areas. The northerly rear aspect ensures great airflow and natural light. A generous dual-level design with living spaces on both levels. An easy level flow to a central courtyard and sheltered BBQ patio. Private back garden with a 12m swimming pool and poolside cabana. A separate formal lounge room plus a skylit upstairs rumpus area. Four bedrooms all have extensive storage, main has a deluxe ensuite. Downstairs guest bedroom/home office with own private access. Solar panels, skylights, ceiling fans and two off-street car spaces. Walking distance to local cafes, Norton Street dining and the light rail.