

**3/1-3 Lindfield Avenue, Lindfield, NSW 2070**

MCCONNELL BOURN

**Unit For Sale**

Friday, 3 November 2023

3/1-3 Lindfield Avenue, Lindfield, NSW 2070

**Bedrooms: 2**

**Bathrooms: 1**

**Area: 96 m2**

**Type: Unit**



Andrew Egan



Matthew Bourn  
0416108909

## **Auction Sat 11th Nov 12:00pm**

Everything is at your fingertips in this charming character apartment, delivering unrivalled stroll-to-everything convenience in the heart of Lindfield village life. Elevated in a boutique block of only six with the vibrant cafe lifestyle of the Village Green shopping and leisure precinct and rail, mere footsteps away. The layout shows character that gives a special feeling of home while capturing Chatswood skyline views and a breathtaking outlook towards the Northern beaches. Setting a tone of elegance the gorgeous Art Deco lobby features a leadlight arched window, and a timeless terrazzo floor and staircase. A generous lounge and adjoining dining room are accented with large windows, high ceilings, decorative cornices and ceiling roses, and stunning Jarrah timber floors. The modern kitchen includes electric cooking and an integrated internal laundry, and offers plenty of storage. Two charming bedrooms share the fully renovated bathroom, and include substantial wardrobes and link to a study that's ideal for working from home. A light and bright sunroom looks across the village green to the distant ridgeline, making a perfect space to enjoy a morning coffee. Reverse cycle air conditioning provides all-season comfort. Delivering a wow-factor outdoor space, the vast communal rooftop terrace presents a panoramic views and sensational fresh air relaxation plus a place for drying your laundry in the sunshine. In Lindfield Public School zone, easy commute to City, business hubs and private schools along the North Shore line. Bus to Macquarie University opposite train station on Pacific Highway. Adjacent to the Lindfield Village Green community hub and green space that's perfect for picnics. Disclaimer: All information contained herein is gathered from sources we believe reliable. We have no reason to doubt its accuracy. However, we cannot guarantee it. All interested parties should make & rely upon their own enquiries.