

**41 Breillat Street, Annandale, NSW 2038**

**PILCHER**

**House For Sale**

Friday, 3 May 2024

41 Breillat Street, Annandale, NSW 2038

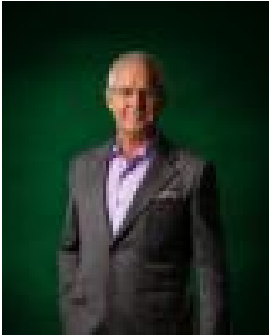
**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Area: 152 m2**

**Type: House**



Simon Pilcher  
0290025210



Trent Conlan  
0401382574

## Auction Guide \$2.8m

Stunningly positioned at the prestigious north end of Annandale just a few minutes' stroll from the light rail, this generously scaled terrace offers a superb family-friendly lifestyle over three sun washed levels. Boasting loads of carefully retained classic features as well as striking city and harbour views from the upper level, the picturesque home has been expertly redesigned to maximise natural light and comes with seamless integration onto a private rear courtyard and plenty of interior space to both relax and entertain in. With scope to add future updates or personal touches, the home is ready to move straight in and comes with a popular inner west address with easy access to the city via car or public transport, in Annandale North Public School catchment and only 15 mins walk to Annandale village and Tramsheds. Soaring ornate ceilings, ceiling roses Polished floorboards, huge windows Elegant living/lounge, marble fireplace Open kitchen with Smeg gas cooktop Three grand double-sized bedrooms Master boasts balcony, ensuite to 2nd Loft level fourth bed/study with views Panoramic views across city & Bridge Full bath, guest powder, Euro laundry Courtyard garden plus central atrium Gas heating, immense storage, a/con Rear lane access to off-street parking 600m to Annandale North Public School 6 min drive to popular Tramsheds precinct 5 min walk to Rozelle Bay Light Rail station Elegance and space at 41 Breillat Street