

**49 Starling Street, Lilyfield, NSW 2040**

**PILCHER**

**House For Sale**

Friday, 3 May 2024

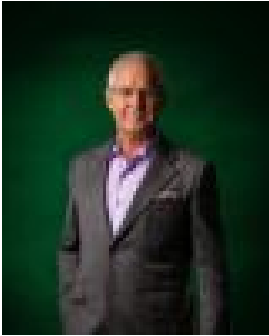
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**Bedrooms: 3**

**Bathrooms: 1**

**Area: 306 m2**

**Type: House**



Simon Pilcher  
0290025210



Trent Conlan  
0401382574

## **Auction Guide \$2.4m**

Blending the grace of yesteryear with low maintenance living on the one light filled level, this inviting period home is freestanding in a premier street close to the Lilyfield light rail and with easy access to both Leichhardt and Annandale village. From a spacious front courtyard providing walled privacy on entry and oversized rooms full of traditional details to a boutique rear garden featuring tree-filtered views towards the city - including glimpses of Anzac and Sydney Harbour Bridges - it offers a home of comfort and character ready for a new chapter. Wonderfully convenient yet quiet, the home is ideally positioned within walking distance of Catherine Street shops, cafes, the weekend markets at Orange Grove Public School and transport, while rapid access into the CBD further enhances lifestyle appeal. Potential for CDC Development or DA (STCA) to create a dream home. Walled front courtyard with leafy aspect Deck and level garden area at the rear Glimpses of the city and Harbour Bridge High ceilings and polished floorboards Lounge-dining features a gas fireplace Bright living area with r/c air conditioner Neat kitchen has d/washer, ILVE range Good sized bedrooms, elegant full bath Laundry with second WC, attic storage Gated side of house access to the rear 5mins walk to Whites Creek Valley Park 5mins walk to the Lilyfield light rail stop 10mins walk to new Rozelle Parklands 1.0km (15mins walk) Annandale village Timeless character at 49 Starling Street