

**5/331 Balmain Road, Lilyfield, NSW 2040**

**THE AGENCY**

**Sold Townhouse**

Thursday, 21 September 2023

5/331 Balmain Road, Lilyfield, NSW 2040

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 118 m2**

**Type: Townhouse**



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**\$1,205,000**

Become part of the Orange Grove community in this wonderful boutique townhouse designed for easy living with abundant outdoor space. The living space connects with a large balcony, whilst the upstairs master suite is spoilt with a balcony of the same size. Presenting stylish floors and a spacious kitchen, this home is in impeccable condition and is ready to enjoy. Offering Cafes, a children's playground and a frequent bus service, this charming Village pocket is across the road from Orange Grove Public School and a level walk from vibrant Rozelle Village and less than 7km's from the City. Features:-  
- Appointed with air conditioning and a gas bayonet for year round comfort  
- Living space opens to a large, covered balcony that's perfect for barbeques + second large balcony off the main bedroom  
- Large eat-in-kitchen with induction cooktop  
- Bedrooms are well scaled, and all are appointed with built-in-robos  
- Secure boutique complex of 20 with playgrounds and café at doorstep  
- Walk to light rail, mins from Balmain and Leichhardt restaurant hubs  
- Bus service at doorstep direct to Sydney city  
- Security enclosed courtyard complex with lock up underground car space  
- Walk to Callan Park, Bay run and Rozelle parklands