

**80 Lamb Street, Lilyfield, NSW 2040**

**CobdenHayson.**

**House For Sale**

Thursday, 1 February 2024

80 Lamb Street, Lilyfield, NSW 2040

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Area: 352 m2**

**Type: House**



Mark Bowis  
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## Contact Agent

A soul-soothing sanctuary in an idyllic private setting, this double-fronted beauty is wrapped in established native gardens affording a sense of country like tranquility on one of Lilyfield's best-loved streets. An Ideal family layout, offering spacious living areas with seamless indoor/outdoor flow, providing a choice of alfresco zones and a private deck for year-round entertaining. Set on over 350sqm with level rear lane access to parking, the four-bedroom home features a versatile sandstone-walled studio ideal as a home office or creative space. A solar power system with battery ensures a low carbon footprint and energy costs. Part of friendly neighbourhood renowned for its community spirit, this c1900 classic is just 200 from Rozelle Parklands, 450m to the light rail and 600m to Easton Park with close proximity to Rozelle and Balmain villages.- Freestanding family home in a tranquil garden setting- High side of the street with level rear access to parking - 4 double bedrooms, main with a walk-in robe and ensuite- Original Kauri floors, shiplap walls, high ceilings, fireplaces- Modern kitchen with an island bench, gas range cooker- Sunlit dining with French doors to a north-facing side deck - Spacious living with cedar bi-folds to an entertainer's deck- Character-filled studio retreat with exposed sandstone walls- Modern bathroom, concealed laundry, Daikin ducted air, lined attic- Rain water tank, solar power system with battery and inverter- Level rear access to secure parking, no through-traffic - 800m to Orange Grove Public School and the farmers market- Great neighbourhood with easy access to the city and harbour