

**87 Albion Street, Annandale, NSW 2038**

**PILCHER**

**House For Sale**

Friday, 29 March 2024

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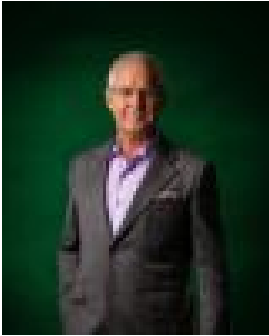
**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Area: 367 m2**

**Type: House**



Simon Pilcher  
0290025210



Trent Conlan  
0401382574

## Auction Guide \$3.7m

An impeccably presented late-Victorian home, radiating gracious ambience, 'Ashleigh' showcases a seamless blend of the classic and new on a rare 367sqm (approx.) level garden setting. The home was recently renovated to a superior standard for the owners to live in and features a high end aesthetic with a reconfigured layout, exquisite custom finishes and designer details perfectly complementing the traditional double storey floorplan. Private interiors offer generous living spaces, up to four large bedrooms and a new island kitchen, with superb flow to a north deck and garden area at the rear. A bonus here is the separate studio/workshop and storage cabin with its own bathroom suggesting scope for a studio or home office, while secure off-street parking for two cars with access from Whites Creek Lane delivers further lifestyle desirability. Located close to city buses on Parramatta Road, and easily accessible to both Annandale's village centre and Leichhardt, the home balances beauty and functionality in an exceptionally convenient location. High ceilings and original fireplaces Timber flooring, plantation shutters Formal lounge provides cosy retreat Open plan Quartz on island kitchen Spacious dining plus a sitting area Four bedrooms all with built-in robes Two bedrooms share covered balcony Main bedroom ensuite, walk-in robe Underfloor heating to the bathrooms North rear deck and easy care garden Garden workshop or potential studio Workshop includes existing bathroom Rear lane secure parking for two cars 5min walk city buses Parramatta Rd 550m from Annandale Public School 15mins Booth St or Stanmore station Space and style at 87 Albion Street