

**437 Balmain Rd, Lilyfield, NSW, 2040**

**BresicWhitney**

**House For Sale**

Friday, 16 August 2024

437 Balmain Rd, Lilyfield, NSW, 2040

**Bedrooms: 3**

**Bathrooms: 1**

**Type: House**



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## Freestanding parkside home / contemporary renovations

In a desirable setting opposite Callan Park, this residence offers the ultimate Inner West lifestyle surrounded by green space and urban convenience. Renovated in contemporary style throughout, it's a freestanding beauty on a level block with a leafy backyard, opening up for indoor/outdoor entertaining on the timber deck. With a large attic offering potential to build up in the future (subject to council), it's so handy to Sydney College of the Arts, a short walk to Orange Grove School/Markets, with city transport and The Bay Run on your doorstep. Free Building & Pest Report at [bw.com.au](http://bw.com.au)

### Highlights

- \* Freestanding classic home on 221sqm
- \* Desirable setting fronting Callan Park
- \* Single-storey layout + large attic space
- \* Potential to build up (subject to council)
- \* Access both sides to a large backyard
- \* Timber deck overlooking level lawns
- \* Modern Caesarstone/Ilve gas kitchen
- \* Solar panels on roof, ducted air-cond.
- \* Built-in wardrobes, master w/ fireplace
- \* Modern full-tiled bath, concealed laundry