

44 Ryan St, Lilyfield, NSW, 2040

CobdenHayson.

House For Sale

Thursday, 1 August 2024

44 Ryan St, Lilyfield, NSW, 2040

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Type: House



Rita Lopresti
0298183844

A double-fronted Victorian beauty

Built in the late 1880s, this freestanding Victorian beauty sits pretty on a leafy no-through street lined with elegant period homes leading down to Rozelle Parklands and Easton Park. On just under 300sqm with dual street frontage, the two-level home has been tastefully updated retaining its period charm while offering every creature comfort with a new custom kitchen as the social heart and a sunny child-friendly garden from a private entertainer's deck. A choice of living areas makes for happy family life with beautiful hardwood floors and high ornate ceilings complementing the light-filled interiors and featuring ducted air for year-round comfort. Beautifully presented and ready to move in.

- Ornate gabled facade and an elegant wide bay frontage
- Beautiful proportions and a wonderful interplay of light
- 3 bedrooms, upper level main bedroom with an ensuite
- Built-in robes, hardwood floorboards, ducted air (zoned)
- Lounge with a fireplace, gas heating bayonet, picture rails
- New custom gas kitchen, full suite of Smeg appliances
- Breakfast island, Blum cabinetry, Spanish tile splashback
- Sunlit casual living/dining opens out to a NE facing deck
- Pergola-covered dining area, sunny child-friendly garden
- 2 bathrooms, the main with a bath, European laundry
- Secure parking with easy rear access via Lasharie Street
- Opportunity to further renovate to capitalize on views (STCA)
- 300m to Rozelle Parklands, easy access to Rozelle Interchange
- 650m to Darling St, Orange Grove Public School catchment
- Short stroll to Lilyfield metro and direct bus to city