

**SOLD**

## EXQUISITE RESIDENCE ON 847SQM PARCEL

Occupying an expansive 847sqm parcel, this stunning family residence showcases all the hallmarks of its rich c1905 pedigree, including exquisite Queen Anne style Federation heritage architecture and impeccably maintained period features. An elegant hallway makes an immediate impression, and leads to a selection of casual and formal living areas with soaring 3.5 metre ornate ceilings. It's footsteps to Enmore Village, Stanmore Station, Stanmore Public School and sought-after Newington College.

Named 'Grey Lynn' in homage to original owner's place of birth  
Superb formal living areas, casual dining room, family room  
Five bedroom layout, upper level teen retreat with kitchen  
Sprawling rear garden with established trees and sunlit lawn  
Substantial DA approved plans for customised extensions and a pool  
Beautiful fireplace mantles, hardwood floors, bay windows  
Vast storage/workshop space, backs onto Montague Gardens  
Private side driveway offers multiple off street car spaces

**5 BED | 3 BATH | 3 CAR**

**PRICE:**  
\$2,850,000

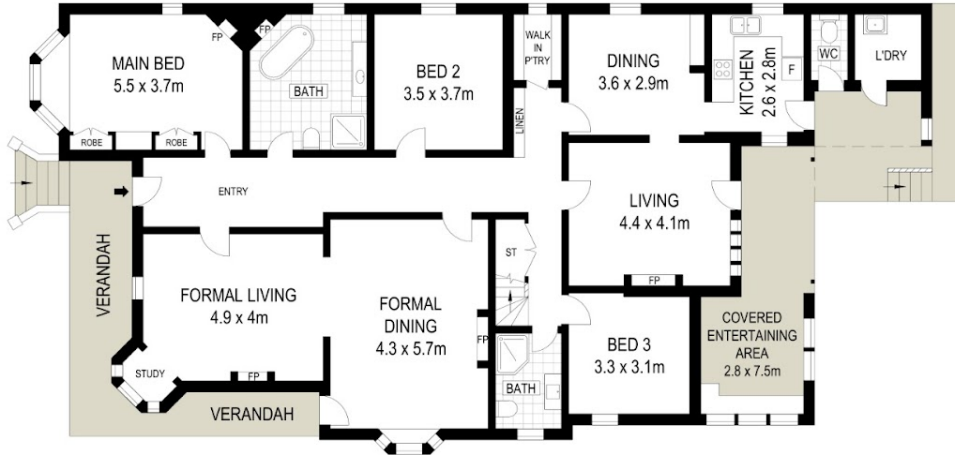
**OPEN FOR INSPECTION:**  
N/A



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SITE PLAN (NOT TO SCALE)



GROUND FLOOR



ATTIC

APPROX. INT: 247m<sup>2</sup>  
 APPROX. EXT: 634m<sup>2</sup>  
 LAND: 847m<sup>2</sup>



0 1 2 3 4 5

Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries

117 Cavendish Street, Stanmore



Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

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