@realty

FOR LEASE

DEPOSIT RECEIVED

6-month initial lease

Entry via 13a Ilka Street (near the corner of Paling Street)

Positioned within a boutique complex of just four contemporary townhouses, this beautifully presented 2-bedroom residence offers effortless living with a private north-facing courtyard and direct access to a spacious, landscaped common garden sanctuary.

Property Features:
- Two bedrooms, each with built-in wardrobes and a private balcony
- Light-filled and generously sized living area
- Eat-in gas kitchen with stone benchtops and dishwasher
- Internal laundry with additional toilet
- Floorboards throughout the entire downstairs level
- Underground double automatic lock-up garage with side-by-side parking
- Ducted reverse-cycle air conditioning throughout
- Low-maintenance north-facing private courtyard
- Access to a serene community garden area
- Dual entry via Ilka Street and Moore Lane
- Conveniently located within walking distance to Annandale and Lilyfield shops, Leichhardt's dining precinct, light rail and bus services
- 6-month initial lease only

LOCATION HIGHLIGHTS -
- Approx. 100m to War Memorial Park
- Approx. 500m to Lilyfield Light Rail
- Approx. 600m to Annandale Village
- Approx. 1.2 km to Norton Street Plaza
- Approx. 2.0km to The Bay Run
- Approx. 4.5km to Sydney CBD

APPLICATION PARTICULARS -
- Available Date: Now
- Lease period: 6 months initial lease

2 BED | 1 BATH | 2 CAR
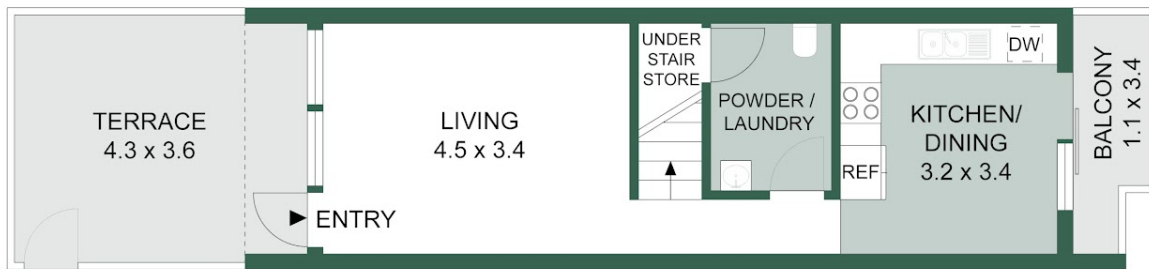
PRICE:
$850 per week
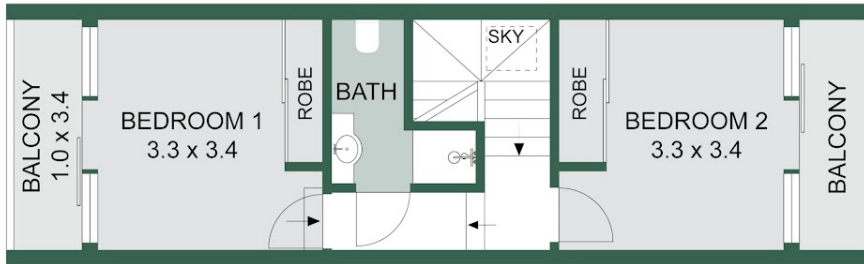
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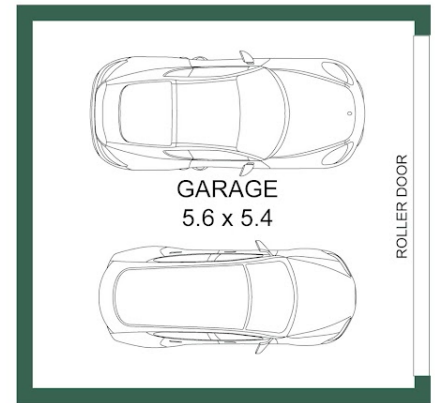
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GROUND FLOOR

TERRACE
4.3 x 3.6

LIVING
4.5 x 3.4

UNDER STAIR STORE

POWDER / LAUNDRY

DW

KITCHEN/ DINING
3.2 x 3.4

REF

BALCONY
1.1 x 3.4

▶ ENTRY

UPPER/ FIRST FLOOR

BALCONY
1.0 x 3.4

BEDROOM 1
3.3 x 3.4

ROBE

BATH

SKY

ROBE

BEDROOM 2
3.3 x 3.4

BALCONY

BASEMENT

GARAGE
5.6 x 5.4

ROLLER DOOR

2/13 Moore Lane, Lilyfield

The site plan and floor plan are not to scale; measurements are indicative and in metres.
Bushes and trees are placed for illustration purposes. Plans should not be relied on.
Interested parties should make and rely on their own enquiries.

N

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