



3 Garnet Avenue Lilyfield, NSW



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## SOLD - Endless Potential

Perfectly positioned on the high side of a quiet street with a much desired sunny Northerly rear aspect and potential City views from a second storey addition (STCA), this property offers endless possibilities. The home itself consists of 2 good size bedrooms, separate lounge and dining areas, tidy and functional kitchen and bathroom, internal laundry plus sunroom/study. A large private and leafy rear garden offers a great space for the kids to run around or for those weekend BBQ's with family and friends.

Ideally located only a short stroll to public transport with an easy commute to the Sydney CBD, and all amenities nearby including light rail, schools, parks, shops and cafes. A perfect home for those looking to renovate, extend, build their dream home or just an ideal investment.

- Full brick 2 bed home with sunny Northerly rear aspect
- Separate lounge dining areas, sunroom, internal laundry
- Block 383sqm, frontage 13.1m (approx.) high side of street
- Potential City views from second storey addition (STCA)
- Short walk to all amenities incl. light rail, schools & shops

**Price:** SOLD | Time Realty  
**Council Rates:** \$559.00 p/q  
**Water Rates:** \$191.00 p/q

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3 Garnet Avenue, LILYFIELD



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