



### 31 Lilydale St, MARRICKVILLE

3 2 1

An inspired architect creation by David Boyle has resulted in this superb contemporary living space that makes a statement in innovative design and creative style. Displaying an intelligent use of space, state-of-the-art finishes and many high quality inclusions, it offers a very unique home embracing easycare living and in/outdoor entertaining. From conception to completion, this super energy efficient residence has been meticulously executed to produce a distinct property in a great location with Marrickville's host of cafes, dining and shopping amenities a short stroll away.

**Auction:** April 16

**Inspect:** Wednesday 6.30 - 7.00pm & Saturday 1.00 - 1.45pm

**Agency:** Urbane Inner West

**Agents:** Prue Holcombe 0408 973 026, Blake Lowry 0478 750 750

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### 32 Holmwood Street, NEWTOWN

3 1 0

In a wide tree-lined street, this handsome two-storey Victorian terrace stands on a deep block with rear lane access. Generously proportioned rooms with high ceilings, wide floorboards and open fireplaces. Large interconnected living and dining rooms, family room, bright kitchen opens to backyard. Double bedrooms (main with built-in wardrobe), upstairs bathroom, laundry, storeroom, second toilet outside. Deep block with potential for off-street parking accessed from Holmwood Lane on rear boundary. Scope for modern makeover capitalising on prime lifestyle location close to shops, cafes and transport.

**Auction:** April 23

**Inspect:** Wednesday 5.00 - 5.30pm & Saturday 10.45 - 11.15am

**Agency:** Raine & Horne Newtown

**Agents:** Michael Harris 0406 751 631

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### 42 Stafford Street, STANMORE

3 1 1

Blending a fresh modern feel with its traditional character, this attractive freestanding home delivers a quality residence with an emphasis on alfresco entertaining. It has been smartly updated throughout and makes a great impression with a sense of style, light filled spaces and excellent privacy. Located close to trains, fine schools and village shops, and this freshly presented home offers the perfect low maintenance lifestyle asset in the heart of the inner west.

**Auction:** April 23

**Inspect:** Tuesday 5.00 - 5.30pm & Saturday 12.15 - 12.45pm

**Agency:** Belle Property Annandale

**Agents:** Robert Clarke 0401 710 110, Michael Field 0414 788 698

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