



323 Lyons Road Five Dock, NSW

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### Low maintenance living and convenience

Set on a level block featuring two street frontages and with easy side access to parking, this bright brick and tile home predominantly faces Lamrock Avenue and is desirably positioned on the Russell Lea border in the local school catchment. It presents an appealing entry point to the four-bedroom market and offers further potential for families less than 10kms into the CBD.

- Single storey home with level/ramp access from front garden into the house
- Living with fireplace, air-conditioned gas kitchen/dining, good sized bedrooms
- Two bathrooms each including a bath; second bathroom also has the laundry
- Flows to covered entertainment area and paved courtyard garden at the rear
- Parking access from Lamrock Avenue to a lock-up double garage plus carport
- 15-20mins walk Great North Road shops and cafes and future Metro station
- Buses near door, 10mins from Bay Run, zoned for Russell Lea Public School
- Perfectly comfortable as is, ready to enjoy now and with scope to value add

**Price:** \$2,300,000

**Council Rates:** \$307.00 p/q

**Water Rates:** \$173.29 p/q



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323 Lyons Road  
Five Dock

STONE



Floor plan provided by Continuous Creative. Measurements in metres. Plan is indicative only and dimensions are approximate. All information contained here is gathered from sources which are believed to be accurate, and we accept no responsibility and disclaim all liability in respect to any errors, inaccuracies or misstatements in this document. Interested parties should rely on their own inquiries.

