



30 Pleasant Avenue Erskineville, NSW

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## Charming Terrace in Central Location

"Lilyvale" A classic character-filled Victorian Terrace in this quiet pocket of Erskineville, arguably the best street in Erko!

Recently refreshed and laid out over a single level, this Terrace home presents the ideal Inner West lifestyle on a wide, tree-lined cul-de-sac tucked away behind Erskineville Village - the perfect 'walk to everything' location.

Complete with low maintenance interiors awash with quaint original features, a sunny east-facing rear courtyard, and a lock-up garage accessed via Smiths Lane.

- Traditional frontage in a quiet and highly sought after tree lined cul-de-sac
- Combined living and dining with high ceilings and hardwood timber floors opens via French doors to the sunny courtyard
- Open plan kitchen with gas cooking, ceiling fan, gas heating bayonet, and downlights
- Two double bedrooms with built-in robes, original stained-glass window
- Neat and tidy bathroom combined with internal laundry
- Opportunity to further modernise and add a 2nd storey and garage loft (STCA)
- Dual street access, lock up garage via Smiths Lane

**Price:** Sold By Team Keane

**Council Rates:** \$390.00 p/q

**Water Rates:** \$194.00 p/q



**Chris Keane**

0497 102 114



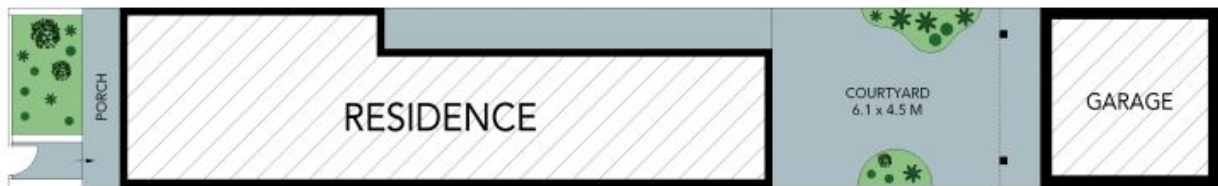
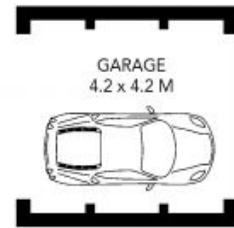
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30 Pleasant Avenue,  
Erskineville

STONE



SITE PLAN



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. All other information provided has been collected from reliable sources but cannot be guaranteed for accuracy.