



23 Perth Avenue East Lindfield, NSW

4 bed | 2 bath | 2 car

Prized level block in East Lindfield's dress circle 'Avenues'. Enjoy ? Renovate

This enchanting circa 1942 double brick residence is positioned on a prime 968 sqm of level land and offers an exciting proposition for homebuyers eager to capitalise on its blue ribbon lifestyle address. A showcase of exquisite Art Deco craftsmanship framed by secluded manicured gardens, it represents a unique opportunity within East Lindfield's highly coveted 'Avenues' pocket. An easy stroll to transport services, the newly revamped Dukes Green shops and popular Lindfield East Public School, move in and enjoy as is, renovate and make your own or take advantage of this prized location and build your 'forever' home (STCA).

- Double entry foyer flowing to an elegant formal lounge and separate dining
- Light-filled kitchen, gas cooking, quality stainless steel appliances and walk-in pantry
- Graceful curves, ornate cornices and countless skylights flood the home with light
- Northerly master suite and adjoining home office with custom integrated furniture
- Super-sized home office or teen/guest bedroom enjoys separate entry
- Solar-heated 12m x 5m pool, child-friendly lawns and exceptional privacy
- Daikin ducted reverse cycle air conditioning featuring two separate zones
- Decorative high ceilings, timber floors, ceiling fan and copious built-in storage
- Two-car lock-up garage and workshop space plus additional off-street parking
- Stroll to city and station buses, Dukes Green playground, shops and quality schools
- Walk to Lindfield Oval, Tryon Road Tennis Courts and Middle Harbour walking trails
- Exclusive 'Avenues' family enclave with easy access to Chatswood and CBD

Kate Wexler

m: 0413 733 664

t: 02 9061 3175

e:

Stephen Tesoriero

m: 0403 444 872

t: 02 8668 2828

e:

stephent@themarshallgroup.com.

au