



92 Lloyd Street, Alderley

SKYLINE PERFECTION - LUXURY LIVING WITH SWEEPING VIEWS !

In one of Alderley's most idyllic pockets, this newly completed residence by Activates Construction delivers a thoughtful union of scale, craftsmanship and day-to-day ease. With six bedrooms, multiple living spaces and a strong indoor/outdoor connection, it has been designed as a home that supports family life in all its forms - slow mornings, busy weeks and long afternoons by the pool.

The entry draws you gently into the heart of the home, where natural light, warm timber flooring and soft tonal finishes create a calming atmosphere. The kitchen forms the central gathering point, appointed with an oversized stone island, custom cabinetry, a full butler's pantry and premium appliances. It's a space that encourages conversation as much as cooking, flowing seamlessly to the living and dining zones and outward to the covered alfresco.

Downstairs also includes a flexible bedroom or media space and a dedicated home office, offering privacy and practicality for modern living. Outdoors, the alfresco overlooks landscaped lawns and the swimming pool - a setting designed for shared meals, relaxed

6  3  2 

FOR SALE
OPEN TO OFFERS

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weekends and quiet evenings in the breeze.

Upstairs, a secondary living room offers a place to slow down. The primary suite is positioned to capture leafy escarpment and mountain aspects, with a walk-through robe and ensuite that feel serene. The additional bedrooms are well-sized, each with built-ins, and supported by a beautifully finished main bathroom and powder room.

The location is one of Alderley's most loved - a short stroll to Bank St Reserve, Wilmington Park, and the cafe and village rhythm that make the area so highly regarded. Here, lifestyle isn't something you plan for; it's part of your every day.

FEATURES:

- Brand-new architectural residence by Activates Construction.
- Fully fenced and landscaped 405sqm allotment in a quiet, leafy Alderley pocket.
- Ground-floor bedroom or dedicated media room, ideal for guests or flexible living.
- Home office with integrated desk and joinery.
- Convenient mudroom positioned off garage entry for everyday organisation.
- Dedicated laundry with external access and built-in storage.
- Expansive open-plan living and dining anchoring the main floor.
- European oak timber flooring throughout primary living spaces.
- Designer kitchen with oversized stone island and breakfast seating.
- Premium appliances complemented by custom-profile cabinetry.
- Walk-through butler's pantry with additional sink, storage and preparation space.
- Large covered alfresco with ceiling fan for year-round entertaining.
- Built-in outdoor BBQ cabinetry for seamless entertaining.
- Mineral in-ground pool framed by landscaped gardens and level lawn.
- Secondary upstairs living space ideal for family downtime or children's retreat.
- Study nook offering an additional work or study zone.
- Privately positioned primary suite capturing tranquil, elevated leafy aspects.
- Luxurious ensuite with floor-to-ceiling tiling and premium fixtures.
- Ducted air-conditioning and ceiling fans for year-round comfort.
- Abundance of natural light from considered window placement and orientation.
- Double lock-up garage with epoxy coating.
- 6.6kw solar
- " Positioned amongst quality homes in a coveted Alderley enclave.
- " Close to Alderley Village cafés, shops and transport links.

Homes of this calibre are rarely offered to the market, particularly in settings as peaceful and connected as this. With every detail considered and all of the hard work already complete, this is a home designed to be lived in and enjoyed from day one. Whether it's lazy mornings by the pool, or evenings gathered around the kitchen island, this residence supports family life in its most effortless form.

A refined offering in one of Alderley's most loved pockets - we look forward to welcoming you.

MORE DETAILS

Property ID 1E7CF4N
Property Type House
Land Area 405 m2
Including Air Conditioning
Alarm
Deck
Dishwasher
Outdoor Entertaining
Built-in-Robes
Fully Fenced

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Avoca
92 Lloyd Street
Alderley

- 405m² Land Size
- 6 Bed + Office
- 3 Bath
- 2 Car + Off- Street

Internal 308m²
Alfresco, Balconies & Porch 64m²
Total 372m²



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- NORTH ↓
1. Driveway Parking
 2. Entry Porch
 3. Open-Air Terrace
 4. Side Access
 5. Entertaining Alfresco
 6. Drying Court
 7. Fenced Lawn
 8. Swimming Pool



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