

58 Tryon Road, Lindfield

Prime Location! Exceptional Dual Frontage Opportunity!

Positioned in one of Lindfield's most coveted east side pockets, 58 Tryon Road offers a rare opportunity to secure a significant holding on a highly desirable 845.4sqm (approx.) parcel of land.

Nestled in a prestigious, family-friendly neighbourhood, this generous corner block—boasting frontages of approximately 35.51m and 29.51m—has been cherished by the same family for over 34 years. Now, the opportunity awaits for a new owner to unlock its exceptional potential for renovation, extension, or redevelopment (STCA).

The home features spacious interiors and multiple living zones, thoughtfully laid out to offer flexibility and accommodate a variety of needs and lifestyles. A formal lounge room at the heart of the home flows seamlessly to a large dining area, while an expansive sunroom/family room at the rear creates a light-filled space perfect for entertaining or relaxing with family. An additional family/dining room adjacent to the kitchen provides further informal living space.

The kitchen is functional and quietly positioned with views to the garden and easy access to the dining room and outdoor area. The

3 1 2

FOR SALE

LMR Block Auction Guide \$3,000,000

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All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



near-new bathroom is conveniently located near the three generously sized bedrooms, and the home also offers a spacious laundry on the lower level. Throughout the house, ample storage solutions are available, including under-house storage areas and a separate rear shed complete with a WC.

The outdoor spaces are equally impressive, with established gardens at the front and rear providing privacy, greenery, and room to create an outdoor entertaining area. The level driveway leads to a freestanding garage, with an additional parking space available in front of the garage.

Positioned for convenience and lifestyle, the property is within easy walking distance to Lindfield Station, shops and boutique cafes. It falls within the catchment for highly regarded local schools, including Lindfield East Public School and Killara High School, and is close to a range of recreational parks and community amenities.

58 Tryon Road is a rare offering in a tightly held location. With its generous proportions, versatile floor plan and excellent location, this property will appeal to families, investors and developers alike, all seeking to take advantage of the outstanding potential and blue-ribbon setting that Lindfield is renowned for.

Location benefits:

- 950m approximately to Lindfield East Public School
- 700m approximately to Lindfield Shops
- 800m approximately to Lindfield Station
- Bus 558 (3 min walk approx.) towards Lindfield Station, Roseville Station, Chatswood Station

Outgoings:

Council: \$519 p.q (approx.)

DISCLAIMER: All information contained herein is gathered from sources that we believe reliable. We have no reason to doubt its accuracy, however we cannot guarantee it. This information is not to be used in formalising any decision nor used by a third party without the expressed written permission of LJ Hooker Gordon.

MORE DETAILS

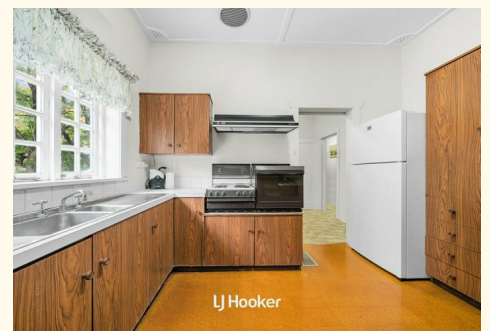
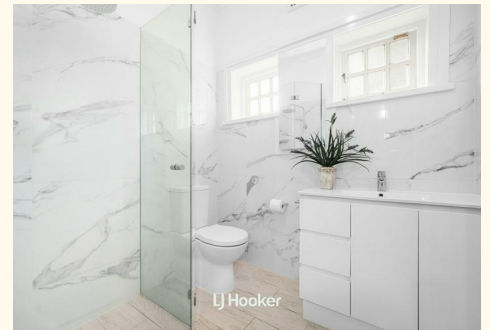
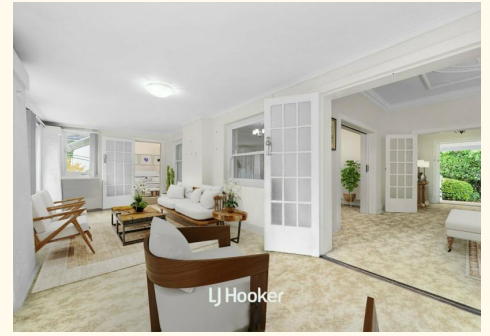
Property ID	SYRHJX
Property Type	House
Land Area	845.4 m2
Including	Air Conditioning Toilets (2) Fire Place Secure Parking

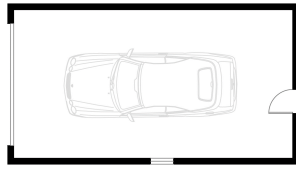
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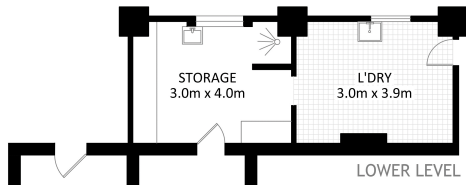
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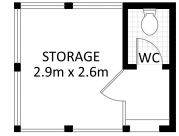
GARAGE
3.7m x 7.0m
(NOT ACTUAL LOCATION)



STORAGE
3.0m x 4.0m

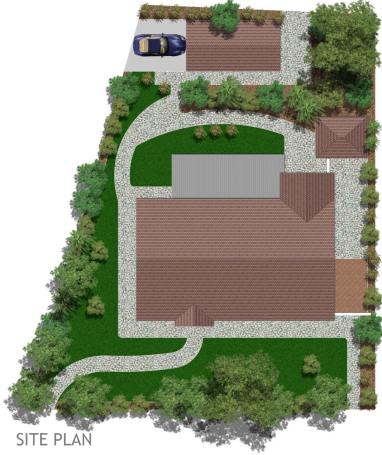
L'DRY
3.0m x 3.9m

LOWER LEVEL



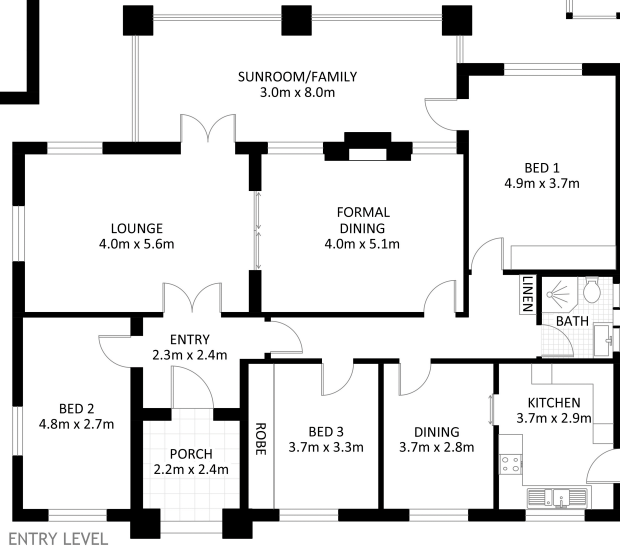
STORAGE
2.9m x 2.6m

WC



SITE PLAN

UNDERHOUSE
STORAGE
4.0m x 5.6m
(APPROX.)



SUNROOM/FAMILY
3.0m x 8.0m

LOUNGE
4.0m x 5.6m

FORMAL
DINING
4.0m x 5.1m

BED 1
4.9m x 3.7m

ENTRY
2.3m x 2.4m

BED 2
4.8m x 2.7m

PORCH
2.2m x 2.4m

BED 3
3.7m x 3.3m

DINING
3.7m x 2.8m

KITCHEN
3.7m x 2.9m

ENTRY LEVEL

TOTAL AREA APPROX 250m²

TOTAL LAND SIZE APPROX. 845.4m²

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Disclaimer: Plans shown are for presentation purposes and are not part of any legal document. All measurements and figures are approximate.