

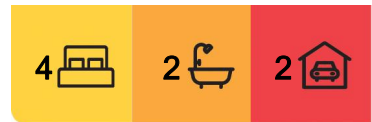


## Strathnairn, 127 Lionel Rose Street

Don't just dream about easy living. Live it.

Craving a home that's stylish yet simple? Look no further. Feel the warmth as you cross the threshold into a home that balances style and practicality at every turn. From the moment the sun's light spills across the 121sqm of living space illuminating through the double-glazed windows, you'll feel at ease in this single-level sanctuary in Strathnairn. The open-plan living area-anchored by timber flooring & warmed by ducted zoned heating and cooling-invites everyone to gather, share stories, and enjoy the aromas wafting from a Bosch-equipped kitchen.

With 4 bedrooms all boasting built-in robes, a separate guest toilet bathroom and ensuite, this home is a testament to comfort and convenience. It'll make you feel like you've found a place that feels like the perfect start to every day. Tucked nearby, the European laundry offers



**For Sale**  
Auction

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**Contact**  
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**EER** ★★★★★

**LJ Hooker Kippax**  
(02) 6255 3888



**Disclaimer:** 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.

lots of storage keep clutter at bay, ensuring a serene, stylish and neat atmosphere.

Beyond the front door, discover a private outdoor deck perfect for your potted herb garden or a sizzling grill station. Ideal for soaking in the tranquil surrounds of a 288m<sup>2</sup> block. Additionally, with a 2-car garage, solar hot water, double-glazed windows, and dual street access, it'll make coming and going a breeze.

Experience a home where morning light & evening ease make for comfortable living with modern marvels - 127 Lionel Rose Street awaits.

Features:

- Built in 2022
- Block size 288 sqm
- Internal floor area 121sqm
- Carpet & timber flooring
- 4 bedrooms with built in robes
- Ducted zoned heating & cooling
- Separate toilet for guests near living area
- 2 car garage, solar hot water & outdoor deck
- Bosch appliances throughout kitchen & european laundry
- Double glazed windows on a single level floorplan with dual street access

EER: 6.0

Rates: \$2,167 p.a. approx.

Land Tax: \$2,738 p.a. approx.

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## More About this Property

<b>Property ID</b>	1HJ0F9U
<b>Property Type</b>	House
<b>House Size</b>	126 m2
<b>Land Area</b>	288 m2
<b>EER</b>	6

**Eoin Ryan-Hicks 0424 042 419**

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**Olivia Schultz 0415 366 287**

Licensed Agent | Operations Manager for Team Eoin Ryan-Hicks | olivia.schultz@ljhkippax.com.au

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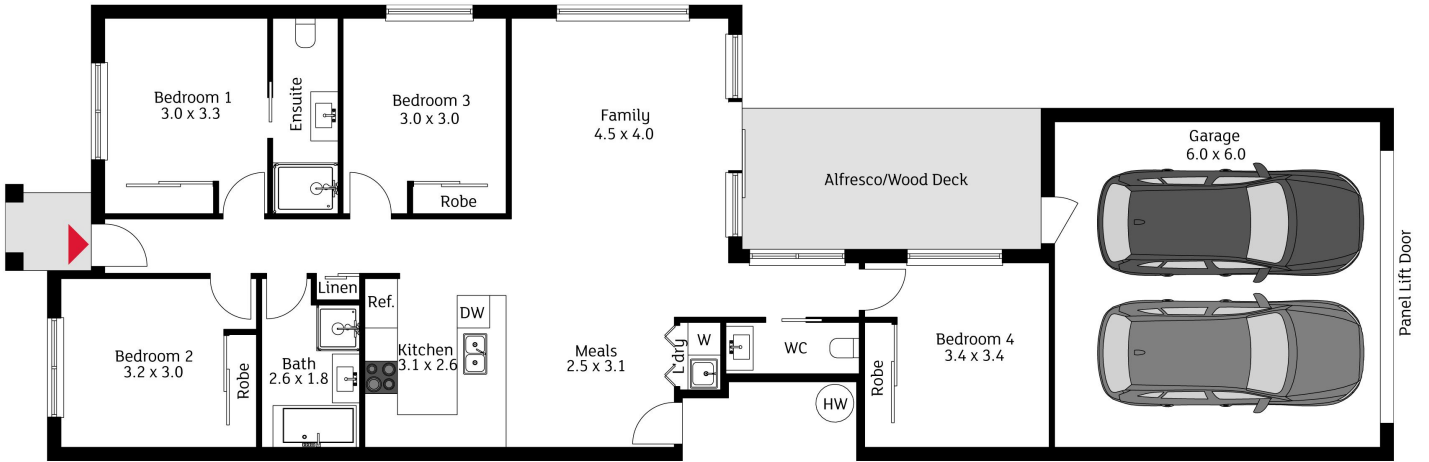
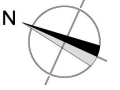
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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

127 Lionel Rose Street, Strathnairn

Produced by **DIAKRIT**