



20 Ivey Street Lindfield, NSW 5  3  2

### Endless possibilities with non-conservation zoning

Offering boundless potential to renovate or rebuild without heritage or conservation restrictions (STCA), this mostly full brick home presents excellent space and immediate comfort on a magnificently level 1,271m2 approx. land parcel.

Ideal to live in or lease out as it is, with the light and versatile layout boasting modern updates and an array of living areas adaptable to family needs. The sprawling rear garden hosts a studio, vast covered outdoor entertaining and level lawn leading to the sun-drenched pool. The quiet family cul-de-sac is a simple walk to rail and buses and within the Lindfield Public School and Killara High School catchments.

- Renovate or rebuild opportunity (STCA), non-heritage, non-conservation zone
- 1,271m2 approx. of exceptionally level land in a family friendly cul-de-sac
- Three open and airy living areas brimming with radiant north sunlight
- Modern stone kitchen, breakfast bar, gas cooktop, wide oven, dishwasher
- Family room and dining opens to the covered outdoor entertaining terrace
- Four bedrooms, built-in mirror robes, main with walk-in robe and ensuite

Price:

Contact Agent



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20 Ivey Street  
Lindfield



Internal area: 252m<sup>2</sup>  
External area: 65m<sup>2</sup>  
Total area(approx.): 317m<sup>2</sup>

The site plan and floor plan are not to scale; measurements are indicative and in meters. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiry. All other information provided has been collected from reliable sources but cannot be guaranteed for accuracy.