

# Realestate



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61 HILL ST, LEICHHARDT

# Stylish design suits modern lifestyles

This newly built house is an impressive home with spacious interiors and modern finishes that needs no work done except to move in and enjoy. **Brendan Wong** reports

A YEAR ago, this property was a dilapidated single-storey cottage in desperate need of some TLC.

Now a modern two-storey house with three bedrooms has taken its place and is ready for a family to move in and enjoy.

Designed and built by F & F Constructions, the property cleverly maximises the 231sq m block with an open-plan layout and floor to ceiling windows that fill the interiors with abundant natural light.

Chic and sleek finishes complement the look of home.

From the outside, a double brick facade on the lower level and scyon cladding on the second floor combine to create a striking exterior.

The entry level consists of the open-plan dining, kitchen and lounge space.

There are polished concrete floors throughout and stylish bulkhead ceilings illuminated by LED lighting.

The kitchen has CaesarStone benchtops, built-in pantry and soft-close drawers, Miele appliances, as well as a large island at the centre that doubles up as a breakfast bar for casual meals.

Steel-framed bi-fold doors in the lounge room open out to a covered entertainment area.

It includes a built-in woodfire pizza oven, barbecue and CaesarStone benchtop with sink.

At the rear is an undercover remote garage with rear lane access.

The space has been designed to be both a car space and an extension of the entertainment area. An

## in your bracket

There are 56 properties on the market in Leichhardt

PRICE	PROPERTIES
Under \$500k	2
\$500k-\$699k	0
\$700k-\$999k	2
\$1m-\$1.49m	2
\$1.5m-\$1.999m	0
\$2m plus	0
Auction/POA	50

## Median suburb price

\$1,167,200 (houses)  
\$762,500 (units)

adjoining lawn adds an element of greenery to the courtyard.

Back inside the home, there is a bedroom with built-ins, a main bathroom and an internal laundry.

A stunning concrete and timber staircase with glass balustrades leads to the second level where you will find three bedrooms with built-in wardrobes.

The main bedroom has a walk-in wardrobe with a built-in dressing table and an ensuite with frameless shower.

It is undeniably the best room in the house as it has a Juliet balcony and highlight windows that offer views of the city skyline and the local district.

Other features of the home include air-conditioning, security alarm system and intercom.



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**INSPECT:** Wednesday, 5.45-6.15pm, Saturday and Sunday, 10-10.30am

**PRICE GUIDE:** Above \$1.8 million

**AUCTION:** Saturday, August 29, 10am

**CONTACT:** Raine & Horne Montano, Elizabeth Casamento, 0412 284 931

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