



**71 Alexandra Road Lilydale VIC**

3 2 2

Welcome to this exceptional split-level residence nestled in the picturesque Lilydale hills. Upon entering, you will be welcomed by a sophisticated ambiance created by calming and moody tones throughout. The focal point of the residence is the stylish kitchen, showcasing the elegance of black tiles and raw timber shelves, beautifully illuminated by soft LED strip lighting. The well-appointed kitchen is complemented by a connected meals area. The top section of the split level encompasses the third bedroom, bathroom, and laundry.

Descending five steps, you'll discover a tastefully designed living room featuring an exposed beam ceiling. This space seamlessly transitions into a second living area with distinctive built-in cabinetry and two sliding doors opening onto an expansive entertainer's deck. The deck offers multiple areas for entertainment and establishes a

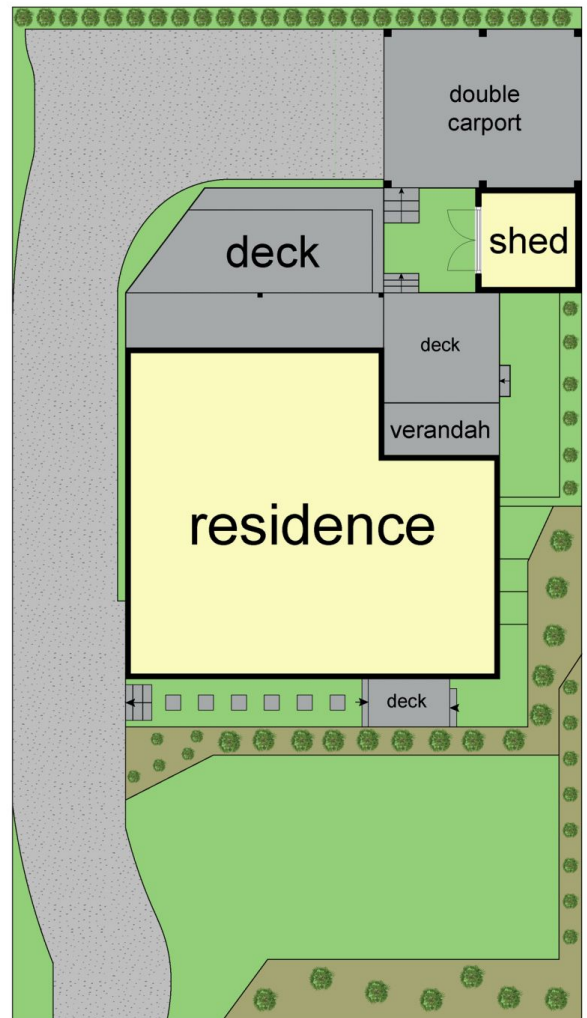
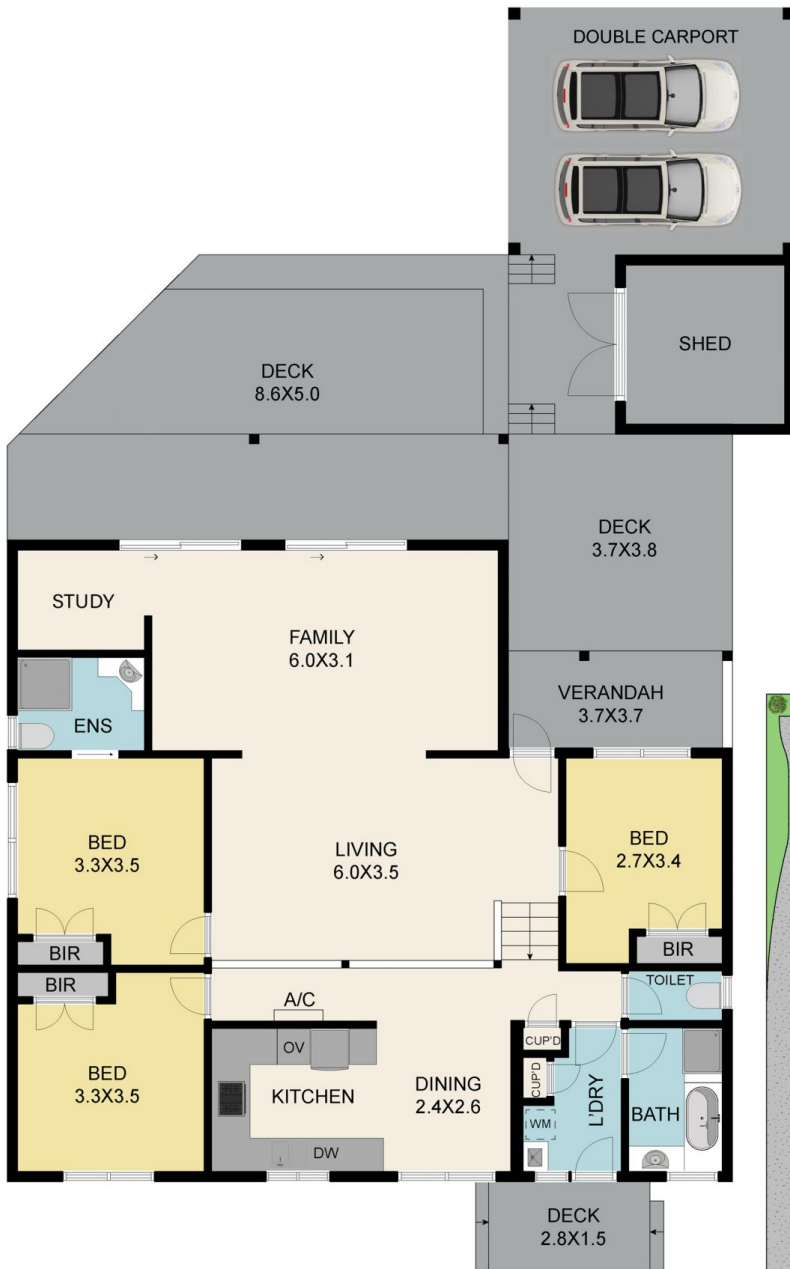
**Price** : \$ 727,500  
**Land Size** : 385 sqm  
**View** : <https://www.nobleknight.com.au/sale/vic/east/lilydale/residential/house/7876413>



**Damian Ford**  
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## 71 Alexandra Road, Lilydale 3140

TOTAL APPROX. FLOOR AREA 119 SQ.M

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.