

**216 Denison Road, Dulwich Hill, NSW 2203**

**HARRIS TRIPP**

**Sold House**

Wednesday, 1 May 2024

216 Denison Road, Dulwich Hill, NSW 2203

**Bedrooms: 3**

**Bathrooms: 1**

**Area: 221 m2**

**Type: House**



Michael Poynting  
0287524534



Kristian Lovicu  
0451577419

**\$2,000,000**

Situated in the sought-after neighborhood of Dulwich Hill, this impeccably maintained three-bedroom residence offers comfortable living spaces and a rare opportunity to enhance its value with an approved development application. With charming original details and spacious interiors, this home is ideally located just moments away from a plethora of dining options, shopping destinations, parks, schools, and transportation links.- Three generously-sized bedrooms, each equipped with built-in wardrobes- Boasting premium amenities such as ducted air conditioning, plantation shutters, high ceilings, and original cornices- Approved development application in place to transform the property into a stunning four-bedroom, two-bathroom double-storey home with an in-ground swimming pool- Well-appointed kitchen featuring ample storage space and an induction cooktop- Backyard oasis complete with a greenhouse, outdoor dining area, and beautifully manicured gardensLand Size: 221.3 sqm approx.Council Rates: \$400.00 per quarter, approximatelyWater Rates: \$194.00 per quarter, approximately