

26/11 Williams Parade, Dulwich Hill, NSW 2203



House For Sale

Friday, 3 May 2024

26/11 Williams Parade, Dulwich Hill, NSW 2203

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 129 m2

Type: House



Tina O'Connor
0290034408

Auction | Tina O'Connor

Nestled within a serene tree-lined Cul-de-Sac, this coveted property offers a rare fusion of tranquility and convenience, seamlessly merging with the lush surroundings of Laxton Reserve accessible directly from the rear courtyard. Enjoy leisurely walks to the historic Arlington Oval and indulge in brunch at the renowned Sideways Café just moments away. Embracing a Northerly aspect, this spacious double-fronted apartment basks in year-round sunshine, with a thoughtfully designed layout providing refreshing cross-ventilation during the warmer months. The living room effortlessly extends to a sprawling private courtyard, an ideal haven for entertaining, adorned with manicured hedges, hardwood decking, built-in bench seating, and a BBQ area. Inside, the well equipped kitchen boasts granite benchtops and a convenient servery to the dining room, offering expansive views of the Reserve's tree canopies and the ever-changing sky beyond. Two generously sized bedrooms, including a main with a walk-in wardrobe, and a second with a built-in wardrobe, provide peaceful retreats with access to a private courtyard showcasing views of the sky, trees, and lush gardens. A versatile study nook caters to home office needs or academic pursuits, while the luxuriant bathroom features a separate shower and bath. This property exudes a sense of light, space, and serenity, making it a delight to inspect and an even greater joy to call home. Catering to diverse lifestyles, it appeals to families, professionals, downsizers, and discerning investors alike.

- Sought after location in a beautiful parkland setting with nearby cafes
- Oversized security lock-up garage with ample storage space
- Access to pool and expansive common areas
- Proximity to Light Rail, train, and bus routes to the City
- Walking distance to prestigious schools including Trinity Grammar, Christian Brothers, and St. Paul of the Cross Primary School
- Nearby off-leash dog walking at Johnson Park
- Easy stroll to Dulwich Hill and Summer Hill village shops and eateries
- Enjoy BBQ, picnic, and playground facilities in the picturesque Laxton Reserve.