

**39 Prince Edward Avenue, Earlwood, NSW 2206**

**Raine&Horne.**

**Sold House**

Thursday, 16 November 2023

39 Prince Edward Avenue, Earlwood, NSW 2206

**Bedrooms: 4**

**Bathrooms: 4**

**Parkings: 1**

**Type: House**



John Ellis  
0413806807



Ian McDonald  
0411373287

**\$2,260,000**

Nestled within a tranquil cul-de-sac, this contemporary double brick duplex welcomes you with its prime rear north-facing orientation. Revel in the generously proportioned interiors that seamlessly blend modernity with the tranquillity of lush surroundings and an abundance of natural light. • Effortless maintenance with elegant tiled floors, high ceilings and energy efficient downlights. • Open-plan living and dining areas that effortlessly extend to the outdoor spaces. • Expansive lower-level rumpus room, ideal for a home office or separate studio. • A sun-soaked terrace and a level garden surrounded by well-established greenery. • The stylish Smeg kitchen boasts 40mm stone countertops and a gas stove. • Four spacious bedrooms, each with ample built-in wardrobes, one offering a private balcony. • A master bedroom with an ensuite, two large family bathrooms, and a convenient guest powder room. • Enjoy year-round comfort with ducted air conditioning and secure internal access to the automated garage. • Stroll to the picturesque Beaman Park, and find schools and the vibrant Earlwood Village nearby. • Just moments away from the shops, cafes, and excellent city transport options in Dulwich Hill. This enticing property offers a harmonious blend of modern convenience and the natural beauty of Cooks River parklands, making it the ideal home for those seeking a serene yet well-connected lifestyle.