

**4 Elizabeth Avenue, Dulwich Hill, NSW 2203**

**LJ Hooker**

**Sold House**

Wednesday, 18 October 2023

4 Elizabeth Avenue, Dulwich Hill, NSW 2203

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Joe Murania

**\$2,750,000**

Perfectly positioned on the high side of the street and nestled in the prestigious "Abergeldie Estate", this immaculately presented freestanding double-fronted bungalow is exactly what you have been searching for. Your family will love this home's spacious and functional layout, offering 3 generous bedrooms, a well-equipped kitchen with stainless steel appliances and gas cooking, 2 updated bathrooms and an open-plan dining and lounge room with a beautiful open fireplace and air conditioning. The home is packed with meticulously maintained original features, such as ornate ceilings, stunning lead-light windows, fine timber joinery and polished timber floors. At the rear, enjoy an undercover entertainment area which overlooks a neat and private, North facing, landscaped garden. The side driveway leads through to a solid brick, double lock-up garage with remote sectional door and a separate storage shed. Sitting high and proud on an elevated 436m<sup>2</sup> of land, the home is a short stroll to beautiful Yeo Park, Yeo Park Infants School, and Trinity Grammar School, and walking distance to the Arlington Light Rail, Dulwich Hill Village shops and CBD transportation. Available for the first time in almost 30 years, this is a rare and exciting opportunity to purchase a much-loved family home in such a tightly held enclave of the Inner West. **DISCLAIMER:** This advertisement contains information provided by third parties. While all care is taken to ensure otherwise, LJ Hooker Burwood does not make any representation as to the accuracy of the information contained in the advertisement. LJ Hooker Burwood does not accept any responsibility or liability and recommends that any client make their own investigations and enquiries. All images are indicative of the property only.