

8-10 Dell Street, Blackheath, NSW 2785



Sold House

Saturday, 3 February 2024

8-10 Dell Street, Blackheath, NSW 2785

Bedrooms: 2

Bathrooms: 1

Area: 860 m2

Type: House



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\$795,000

Snuggled into the gully this home has a lot to offer the astute purchaser - the entry from Dell Street has a feeling of secrecy as you descend the gentle stairs to the charming house below. The current owner has done a lot of work to this sweet home - being environmentally aware there is double glazing throughout, the large picture windows bring the gardens inside and there is a real feeling of being immersed in nature - just lovely. The ceilings are cathedral in style which, combined with the natural textures and fabrics, adds to this feeling of being in a place of belonging. The dining area and lounge are split level, the upper level being kitchen and dining with the lower the lounge with big picture windows. All the windows invite one to sit, contemplate and observe looking either into the garden with its delightful mix of natives and exotics and beyond down to the creek at Popes Glen. Birds abound, feeling right at home in this magical, private courtyard enclosure. There is also a large and sunny split level deck adjoining the living area, steel framed and clad with Naxan - a fire-resistant sustainable composite product that needs no maintenance, won't rot and looks terrific as well. This home is immaculate and very move in ready, and the extra special thing is that the house sits on what would be known as 10 Dell Street, with 8 Dell Street being the adjoining block, hence the address of 8-10 Dell Street! This is where opportunity knocks - there is a spacious studio on this adjoining block with a work from home space as well, but there is a problem. A corner of the work from home space narrowly encroaches on council land and the charming, rustic studio is not compliant.... Which is a real pity as this structure is about as aesthetically pleasing as you can get. There is the work from home space, an open plan bedroom, dining, kitchen area with a cracking slow combustion fire all clad in timber and board to give what feels like a Japanese/Australian vibe. This studio has such a great feel and is flooded with light from large recycled timber windows, a really lovely space to be in. So, worst case scenario is you have a sweet two bedroom home with a spare block of land that could be kept as is with its beautiful garden, or sold off or developed. Alternatively you could bring this delightful space up to code and enjoy it forever. The choice is yours! • Two titles • Lovely bush outlooks • Move in ready