

**93 Wardell Road, Dulwich Hill, NSW 2203**

**CobdenHayson.**

**House For Sale**

Tuesday, 16 January 2024

93 Wardell Road, Dulwich Hill, NSW 2203

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Area: 544 m2**

**Type: House**



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## Contact Agent

A property of rare distinction built c1890, this stately freestanding Italianate style manor rests amid established gardens on an incredibly private 544sqm approx parcel of land. Sympathetically restored and renovated in keeping with its historic pedigree, the two-storey residence proudly showcases the refined craftsmanship of its heritage while offering every creature comfort. Perfectly configured for both family living and grand scale entertaining, the four-bedroom home is wrapped in north-facing iron lace balconies with all principal rooms opening outdoors and featuring a wide side drive with triple parking. A fantastic location in the heart of the inner west is just 200m to Marrickville Park making it perfect for the active family within easy walking distance of Dulwich Hill village and Marrickville's celebrated arts, dining and social scene. - Historic Victorian Italianate beauty with a 12m frontage - Grand entry hall, soaring ceilings, polished hardwood floors- 4 upstairs bedrooms all with balcony access, 3 with built-ins - 10m north facing iron lace balcony with a lush green outlook- Master with a fireplace, pressed metal ceilings and a balcony- Traditional adjoining lounge and dining rooms, gas fireplace- Sunny contemporary gas kitchen with European appliances - Stone benchtops, breakfast island, gas cooktop, Blum cabinetry- Casual living/dining room, north-facing entertainer's deck- Family room with vaulted ceilings and custom media joinery- French doors to a terrace and established child-friendly garden - 2 bathrooms, downstairs powder room, 10kw solar, Daikin reverse air - Triple parking, Lewisham Public School catchment area