

**99 Hercules Street, Dulwich Hill, NSW 2203**

THE AGENCY

**House For Sale**

Saturday, 18 May 2024

99 Hercules Street, Dulwich Hill, NSW 2203

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 299 m2**

**Type: House**



David Diamantopoulos  
0295698000



Poppy Diamantopoulos  
0406588880

## **Auction**

Nestled in the heart of Dulwich Hill, this impeccably renovated residence offers a harmonious blend of modern comfort and convenience. Boasting spacious interiors, alfresco entertaining, and a location close to essential amenities, this home is perfect for families and urban professionals alike. Features:- Light and bright interiors creating an inviting atmosphere- Spacious main bedroom with ensuite for added luxury- Versatile 3rd room featuring a convenient Murphy bed- Separate lounge and dining areas, ideal for entertaining guests- Covered pergola overlooking meticulously landscaped garden- Large lined & sealed attic storage- Brand new modern stone kitchen with ample cupboard space and new appliances- Sleek full modern bathroom- Immaculate spotted gum engineered floors adding warmth and character- Smart air conditioning system ensuring year-round comfort- Motorized blinds for effortless light and privacy control- Side driveway providing parking space for two cars- Versatile garden shed/studio Water: \$171/quarter approx. Council: \$417/quarter approx. Land size: 299sqm approx.