

**221 O'Sullivan Road, Bellevue Hill, NSW, 2023**

**PPD REAL ESTATE**

**House For Sale**

Wednesday, 7 August 2024

221 O'Sullivan Road, Bellevue Hill, NSW, 2023

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**



Alexander Phillips  
0283551117

## **An Eclectic Freestanding Family Home In A Blue-Ribbon Setting, The First Time Offered For Sale**

Set opposite Woollahra Golf Course and packed with personality, this freestanding classic holds a prized lifestyle address between the coastal playgrounds of Rose Bay harbour and Bondi Beach. A spacious flow-through layout features a sequence of spaces for lounging or entertaining with a landscaped Bali-inspired garden featuring an alfresco lounge and sundeck. An eclectic blend of traditional and contemporary style creates a welcoming feel while a family focused layout features four double bedrooms over one level with a contemporary island kitchen as the social heart. Perfectly comfortable as is, the double-brick home is ideal to live in or rent out while exploring the potential to renovate or extend with potential for a second storey addition in line with neighbouring homes (STCA). A family friendly setting is an easy walk down to Plumer Road village in one direction or Seven Ways neighbourhood in the other with close proximity to the east's best schools, celebrated waterfront dining and the ferry wharf.

- \*Prime 347sqm approx in a parkland setting
- \*Deep setback with wide off-street parking
- \*Original timber floorboards, ornate ceilings
- \*4 double bedrooms over one fluid level
- \*Built-in robes, main bed with an ensuite
- \*Skylit living room and open plan dining
- \*Stylish kitchen with a chef's gas cooker
- \*Breakfast island with a waterfall edge
- \*Casual living/study opens to the garden
- \*Covered terrace and entertainer's cabana
- \*Firepit deck with built-in bench seating
- \*2 bathrooms, family bathroom with a bath
- \*Attic storage (scope for a 2nd level STCA)
- \*Loads of charm and exciting potential
- \*550m stroll to The Field at Easts Rugby
- \*Walk to Seven Ways, Hall Street village & Bondi Beach