

**34 Charlecot Street, Dulwich Hill, NSW, 2203**

**HARRIS TRIPP**

**House For Sale**

Wednesday, 14 August 2024

34 Charlecot Street, Dulwich Hill, NSW, 2203

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Michael Poynting  
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## Contemporary Charm and Style in a Prime Dulwich Hill Pocket

Behind its charming traditional exterior, this lovely home seamlessly combines character and contemporary design for effortless family living. Situated in a serene cul-de-sac on a generous 436 sqm lot with northern exposure, it boasts a central location just a short stroll from the vibrant Dulwich Hill Village, alongside a wealth of excellent schools and convenient transport options nearby.

- Flexible single-level layout with spacious open-plan living/dining area
- Brand new premium designer kitchen featuring high-quality integrated appliances
- Four generously sized bedrooms equipped with custom cabinetry
- Two bathrooms plus convenient attic storage
- High ornate ceilings, newly installed timber floors, ducted AC and decorative fireplaces throughout
- Seamless indoor/outdoor connection to a large north-east facing backyard
- Sunlit alfresco deck and paved courtyard surrounded by greenery
- Parking space for two cars plus secure lock-up storage shed at the rear
- Within walking distance to vibrant village cafes, gourmet restaurants, and shops
- Close proximity to Marrickville, public/private schools, and childcare facilities
- Easy access to local bars/breweries, city buses, train stations, and light rail services

Auction: On-site Saturday 7th September 2024 at 12:00pm

Property size: 436 sqm approx.

Council rates: \$564 per quarter, approx.

Water rates: \$194 per quarter, approx.