

74 Abergeldie Street, Dulwich Hill, NSW, 2203

HARRIS TRIPP

House For Sale

Sunday, 8 September 2024

74 Abergeldie Street, Dulwich Hill, NSW, 2203

Bedrooms: 4

Bathrooms: 4

Parkings: 3

Type: House

Oversized Family Residence in 'Abergeldie Estate'

With a quiet, exceptional address, this substantial home has been extended to feature two living zones, a ground floor master, and a vast upstairs bedroom with an ensuite and adjoining retreat. Entertain effortlessly on the rear terrace with built-in outdoor barbeque, and enjoy the convenience of being steps to shops, parks, schools, and transport.

- Coveted corner block in 'Abergeldie Estate' with superb traditional street appeal and a covered front porch
- Features timber floorboards, high ceilings, picture rails, and reverse cycle A/C
- Open plan living and dining with a slow combustion fireplace and ducted A/C, plus additional formal lounge
- Large stone and timber gas kitchen with dishwasher and double oven
- Ground floor master with walk-in wardrobe and ensuite, beds with built-ins
- Optional loft style 2nd master with ensuite, teenage retreat and in-roof storage
- Sweeping fenced paved terrace with an outdoor kitchen and built-in barbeque
- Double lock-up garage and carport allowing ample space for multiple vehicles
- Stroll to JF Laxton Reserve, 350m to Arlington Oval, 450m to Arlington Light Rail and cafés
- 700m to Trinity Grammar School, 1.5kms to Dulwich Hill Public, 1.5km to Summer Hill village

Land size: 404sqm approx.

Council rates: \$564 per quarter, approx.

Water rates: \$195 per quarter, approx.