



Marrickville, 2/126 Wardell Road

SOLD BY PETER KASSAS ~ 0404 003 320

Contemporary Double Brick Duplex in the Heart of the Inner West!

Retreat to your own private world in this contemporary double brick duplex with a sense of space that's rare to find, making it a perfect choice for families. Boasting an unbeatable location central to the buzzing neighbourhoods of Marrickville, Dulwich Hill and Petersham, it reveals stylishly appointed interiors with a wonderfully flexible layout featuring four bedrooms of which three generous bedrooms are on the upper-level as well as a lower-level main bedroom with an ensuite and walk-in wardrobe.

A striking open plan living and dining area is enhanced by a high cathedral ceiling and clerestory windows delivering a dynamic interplay of light, while warmed in winter by a gas fireplace. A gourmet granite kitchen is equipped with stainless steel gas appliances, while sliding glass doors open to a superb undercover alfresco entertaining courtyard and a sun washed level backyard. Further highlights include central air conditioning, stylish



Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



For Sale
Sold By Peter Kassas 0404 003 320

View
ljhooker.com.au/M6RF8V

Contact
Peter Kassas
0404 003 320
peter@ljhcampsie.com.au
Francois Vassiliades
0400 131 415
francois@ljhcampsie.com.au

LJ Hooker Campsie
(02) 9789 6088

bathrooms and a guest powder room, an internal laundry with direct outdoor access plus a carport and additional off-street parking. It is positioned a stroll to Dulwich Hill Station and Marrickville and Petersham's shops, eateries, parks and quality schools.

- Striking open plan living and dining with high cathedral ceiling
- Clerestory windows, gas fireplace, abundant built-in cabinetry
- Gourmet kitchen with granite benchtops, s/steel gas appliances
- Granite splashbacks, breakfast bench, ample cupboard storage
- Sliding glass doors open to covered alfresco entertaining courtyard
- Sun washed easy-care level backyard amid established gardens
- Three upper-level bedrooms appointed with built-in wardrobes
- One bed with Juliet balcony, main with WIR and stylish ensuite
- Stylish full-sized main bathroom with separate bath and shower
- Central air conditioning, high ceilings, downlights, powder room
- Internal laundry with direct access to sunbathed side courtyard
- Ideal for multi-generational living, young and established families
- Quality tiled and polished timber flooring, plantation shutters
- Carport plus off-street parking, plentiful storage throughout
- Stroll to Dulwich Hill Station, Marrickville and Petersham shops
- Walk to Marrickville Park, Wilkins Public, Marrickville High School

Total Property Size: 295sqm approx.

Council Rates: \$416.00 per quarter approx.

Water Rates: \$180.00 per quarter approx.

Details: Peter Kassas - 0404 003 320

Francois Vassiliades - 0400 131 415

More About this Property

Property ID	M6RF8V
Property Type	House
Land Area	295 m2
Including	Toilets (3)

Peter Kassas 0404 003 320

Sales Executive | peter@ljhcampsie.com.au

Francois Vassiliades 0400 131 415

Director/Licensee | francois@ljhcampsie.com.au

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197 Beamish Street, CAMPSIE NSW 2194

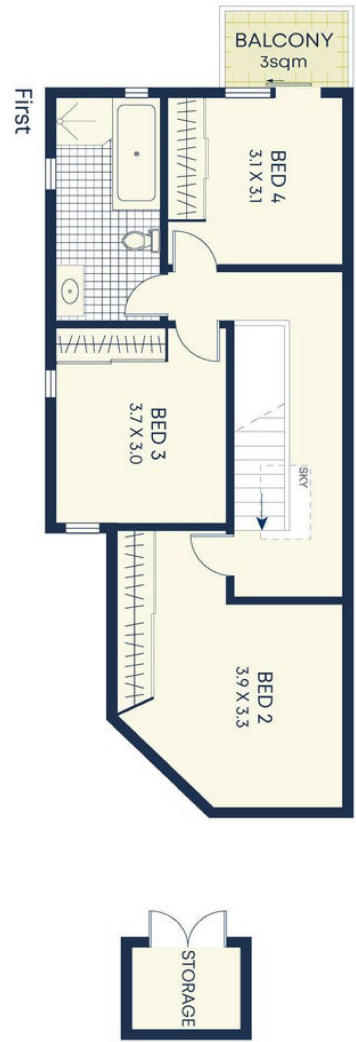
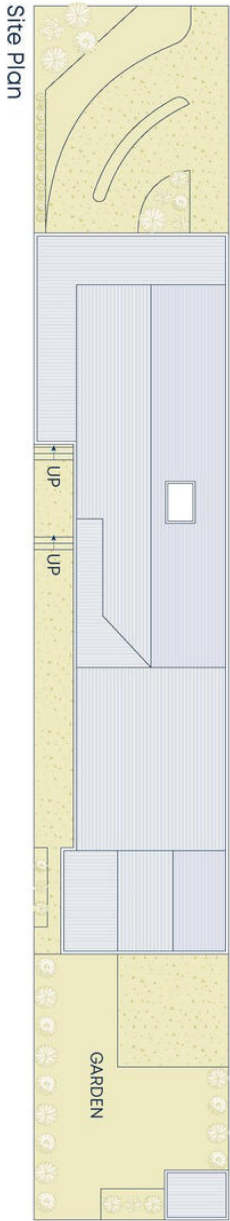
campsie.ljhooker.com.au | info@ljhcampsie.com.au



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Wardell Road



Size (approx)

- Internal 157sqm
- Carport 15sqm
- External 210sqm
- Total Allotment 295sqm

Outgoings

- Water Rates \$17990p/q + usage
- Council Rates \$416p/q + usage

DISCLAIMER: This information has been prepared as a guide only. The vendor and the real estate agent, Planet Real Estate Pty Ltd, do not warrant, represent or accept any liability for the accuracy or completeness of the information provided. Prospective purchasers are advised to carry out their own investigations.



2/126 WARDELL ROAD, MARRICKVILLE

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