



7, 35-37 Myra Road, Dulwich Hill



## INNER WEST APARTMENT WITH EXCITING SCOPE

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Set within a well-maintained security complex, this two-bedroom apartment delivers comfort and convenience with outstanding potential to further enhance and capitalise. Ideally positioned moments from shops, schools and leafy parklands, it offers effortless access to multiple transport options including buses, light rail, trains and the upcoming metro. The home features a practical layout with built-in wardrobes, a private balcony, internal laundry and a lock-up garage. With vibrant café culture, supermarkets, village amenities and quality schools all within easy reach, it promises excellent investment prospects and lifestyle appeal.

- Solid brick home with excellent scope to add value
- Two bedrooms with built-ins, spacious full bathroom
- Bright living area opens to balcony with leafy aspect
- Internal laundry room plus secure intercom entry
- Lock-up garage plus additional driveway space
- Walk to multiple transport options and village shops

Council Rates: Approx \$371 pq

Strata Levies: Approx \$837 pq

Water Rates: Approx \$205 pq

**Price** Auction - Price Guide  
\$800,000

**Property Type** Residential

**Property ID** 1807

### AUCTION

Saturday 13 December, 1:00 PM

### INSPECTION TIMES

Sat 06 Dec, 11:30 AM - 12:00 PM

Wed 10 Dec, 4:15 PM - 4:45 PM

Sat 13 Dec, 12:30 PM - 1:00 PM

### AGENT DETAILS

Ross Mournheis - 0419171469

### OFFICE DETAILS

Marrickville

Shop 5, 345 Illawarra Road Marrickville

NSW 2204

02 9558 0388

About Dulwich Hill:

Dulwich Hill is a leafy, village-style inner west suburb known for its warm community feel and effortless connectivity. Tree-lined streets meet a vibrant mix of cafés, specialty grocers and much-loved eateries, creating a relaxed yet lively local rhythm. Heritage homes sit alongside modern conveniences, with parks, playgrounds and quality schools adding family appeal. Excellent transport links, including light rail, trains and frequent buses, make Dulwich Hill a highly sought-after place to call home.

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