



**13, 149 Wardell Road, Dulwich Hill**



## FRESH, BRIGHT AND CLOSE TO THE VILLAGE

Drenched with natural light thanks to its northerly aspect, the layout of this top level apartment catches elevated outlooks over neighbourhood rooves and treetops.

Its airy interiors have been tastefully enhanced with modern updates including warm timber flooring and benchtops. The living space opens to a balcony that's perfect for coffee or pot plants, and the bedroom includes an oversized built-in robe.

In a sought-after Inner West location, its small, low-rise block is a stroll to an array of lifestyle hotspots. Village cafes, cosmopolitan dining and shops are nearby on Marrickville Road, and it's a walk to city trains at Dulwich Hill Station.

- Stainless appliances, dishwasher,
- Room for front loading washer
- Fresh white décor, full bathtub
- Ceiling fans, security intercom
- Only one shared wall
- Great first home or investment
- Walk to buses and Light Rail
- Near Marrickville, Petersham

Council Rates: \$302.00 approx. per quarter

Water Rates: \$177.00 approx. per quarter

Strata Rates: \$500.00 approx. per quarter

About Dulwich Hill

Just 9 kilometres South West of the CBD, Dulwich Hill is an Inner West gem known for its leafy streets, cool village vibe and superb transport options. The suburbs retains much of its heritage character and balances this with appealing low-rise developments. Catch light rail, train or bus to the city, picnic in Johnson Park or dine at any one of the great

1 1

<b>Price</b>	SOLD for \$535,000
<b>Property Type</b>	Residential
<b>Property ID</b>	730

### AGENT DETAILS

Ross Mournheis - 0419171469

### OFFICE DETAILS

Marrickville  
Shop 5, 345 Illawarra Road Marrickville  
NSW 2204  
02 9558 0388

**domain**  
property agents

restaurants on Marrickville Road.

Please contact Ross Mournehis on 0419 171 469 should you have any questions.

Domain Property Agents does not warrant or accept any liability in relation to the quality, operability or accuracy of this material.

*The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.*