

# Earlwood

## 102 Wardell Road



### Size, position and character meet great potential

This solid character home delivers a generous urban retreat complemented by a prime position on a large 620sqm landholding. Inner west buyers looking for a freestanding residence in a highly convenient location would be hard pressed to find better value than this one as it has lots of potential to further value-add in the future. As it is, it offers a bright and comfortable home that's within a brief stroll to the Cooks River parklands as well as the heart of Earlwood with its host of shops, cafes and dining options.

- Set on a large level block with an easterly rear aspect
- Well-presented throughout with decorative ceilings
- A generous layout features separate lounge and dining areas
- Well-appointed kitchen with heaps of storage and workspace
- An updated bathroom plus a second bathroom in the laundry
- Three double bedrooms, lock-up storage and off-street car space

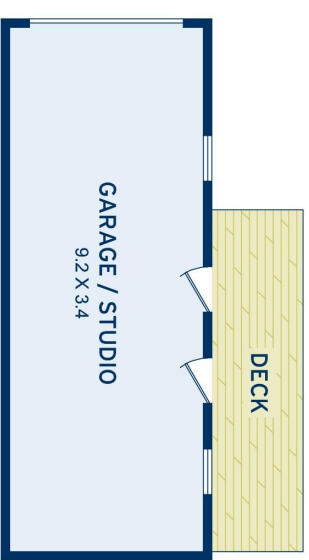
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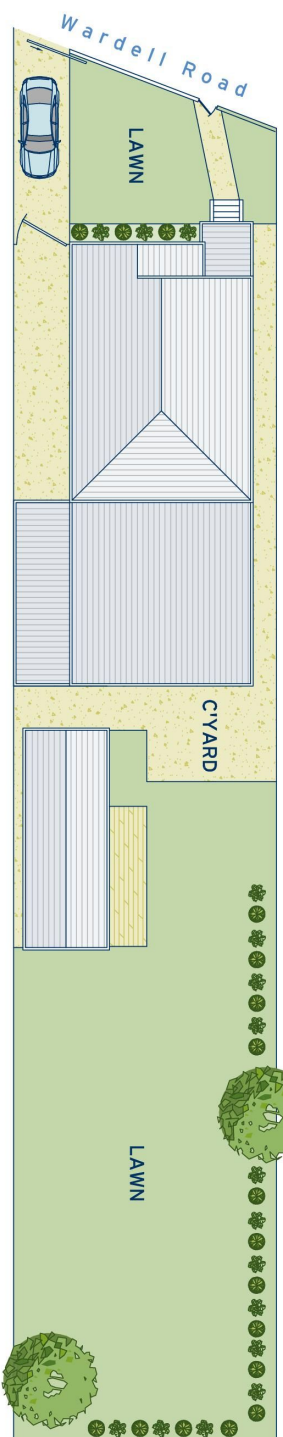
### ADDITIONAL DETAIL

Council Rates	\$487/qtr (approx)
Water Rates	\$248/qtr (approx)
Type	House
Sold Date	07/03/2020
Land	638.6 Square Metres

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SITE PLAN



APPROXIMATE AREAS	
Internal Floor Space	127sqm
Garage/Studio	31sqm
External	478sqm
Land Size	636sqm
OUTGOINGS	
Council Rates	\$487/pq
Water Rates	\$248 pq

**Earlwood**  
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DISCLAIMER: This information has been prepared as a guide only. The vendor and the real estate agent, The IW Agency Pty Ltd (trading as Cobden & Hayson Earlwood/Marrickville), make no warranties as to its accuracy and all interested parties must rely on their own enquiries.

cobden & hayson