

10/261-263 Wardell Road, Marrickville, NSW 2204

Lofitis.

Apartment For Sale

Tuesday, 5 December 2023

10/261-263 Wardell Road, Marrickville, NSW 2204

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Area: 65 m2

Type: Apartment



Angelo Lofitis



Gary Maurer

0403707815

For Sale | \$669,000

Perched high on the third floor, this immaculate apartment is located in a thriving area offering both convenience and a welcoming neighbourhood ambiance. This property is just steps away from Dulwich Hill Train Station and Dulwich Hill Light Rail Station, as well as some of the most eclectic cafes and restaurants you will find in the area. The Cooks River Cycle/Walk Way and Marrickville Golf Course are also moments away. Step inside this large contemporary apartment and prepare to be amazed by its sleek design and open-plan living space. The stylish open kitchen and living area create the perfect space for entertaining guests. With over 10 years of life, all teething issues of this building have been ironed out, every detail has been meticulously thought out to ensure a fantastic use of space. Additionally, the apartment comes with the added convenience of a secure car space, internal laundry and designated storage cage. Be prepared to be impressed by this modern apartment with state-of-the-art finishes and a private balcony that overlooks the area - this really is the ultimate Inner West apartment, just add fun people and a healthy social life. What's important to you: Designated storage cage, Ducted air conditioning throughout, Large built-in wardrobe, Internal laundry, Open-plan kitchen and living areas, Security building and car space, Internal lift access from car park, Multiple cafes at your doorstep, Year built 2014, 65 sqm. Outgoings: * Strata levies: \$1,050 per quarter approx. * Council rates: \$338 per quarter approx. * Water rates: \$160 per quarter approx. Inspection by appointment. Contact James: 0424 732 006