

**11/3 Ann Street, Marrickville, NSW 2204**

**Raine&Horne.**

**Apartment For Sale**

Thursday, 14 March 2024

11/3 Ann Street, Marrickville, NSW 2204

**Bedrooms: 1**

**Bathrooms: 1**

**Type: Apartment**



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## AUCTION

Tastefully renovated and stylishly appointed, this one-bedroom apartment is probably the perfect initial approach to property ownership and is definitely a great option as an investment prospect. Set within a small brick complex and capturing lots of natural light, it offers a great easy-care pad in a fabulous location that's renowned for its lifestyle appeal and strong rental demand. The property is presented in great condition and ready to occupy or lease-out straight away and enjoy all the cosmopolitan delights that Marrickville has to offer.

- Fresh interiors feature sleek polished timber flooring
- Well-equipped modern kitchen with quality appliances
- A private balcony that captures a leafy street outlook
- A peaceful double bedroom plus a good-sized bathroom
- Set on the second floor of a well-maintained security building
- 170m to Marrickville train station and city bus connections
- Easy access to cafés on Illawarra Road and Marrickville Road

Suburb Profile: Marrickville, 2204 Marrickville is located just 7km south-west of the CBD, 6km from Sydney Airport, and central to the very best of the Inner West. The area is renowned as a lifestyle destination thanks to its wide array of multicultural dining options and its hip, eclectic mix of cafes, bars, and breweries. Marrickville is home to Henson Park and the Addison Road Markets along with numerous leafy parks and the riverside path and cycleways alongside the Cooks River. Handy transport links are abundant with easy proximity to numerous bus routes, train stations, and light rail services. Marrickville presents an exciting and welcoming opportunity for people from all walks of life.

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