

**11 Yabsley Avenue, Marrickville, NSW 2204**

**Raine&Horne.**

**House For Sale**

Tuesday, 11 June 2024

11 Yabsley Avenue, Marrickville, NSW 2204

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 322 m2**

**Type: House**



Giuseppe Zagari  
0414413433



Xavier Lucas  
0423260419

## AUCTION

This full brick Marrickville charmer strikes the perfect balance of bright living spaces, private outdoor areas and premium inner west positioning. It displays a modern interior upgrade that highlights its delightful period character while delivering a fresh and easy-maintenance home that caters well for both living and entertaining. This freestanding double-fronted property also enjoys excellent lifestyle convenience and is tucked away in a quiet street close to a host of amenities including Jarvie Park, Henson Park, and all the action along Marrickville Road. • A good workable layout with separate living and dining areas • Large covered deck that's perfect for BBQs and outdoor dining • Private and fully fenced grassed garden includes a storage shed • A separate studio/office with bathroom and laundry at the rear • A renovated kitchen with good-quality fittings and gas cooking • Three well-sized bedrooms plus an ensuite and main bathroom • A single lock-up garage with storage space and internal access • Ornate ceilings, air-conditioning, plantation shutters and built-ins

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. Giuseppe Zagari 0414 413 433 ✉ Xavier Lucas 0423 260 419 <https://www.raineandhorne.com.au/marrickville>

Auction: Wednesday 3rd July at 5.30pm Inner West Auction Rooms, 313 Marrickville Road, Marrickville