

**11A Church Street, Marrickville, NSW 2204**

**Raine&Horne.**

**House For Sale**

Tuesday, 7 May 2024

11A Church Street, Marrickville, NSW 2204

**Bedrooms: 2**

**Bathrooms: 1**

**Type: House**



Filippo D'Arrigo  
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Xavier Lucas  
0423260419

## AUCTION

A sun drenching NE-to-rear aspect, beautifully retained period features and outstanding convenience fuse effortlessly to create an outstanding two-bedroom residence of abundant charm and privacy. Occupying a generous 185sqm landholding, the readymade sanctuary is complemented by a low-maintenance single-level design, a warm and welcoming ambience and idyllic outdoor settings and is ready to move straight in while offering plenty of scope to add a personal touch or modern updates in the future. It enjoys a tranquil street address yet is mere steps from Marrickville cafes, restaurants and local shops. • Timber floors, leadlight windows and picture railings throughout • Ideally separate formal lounge room flaunting an open fireplace • A choice of outdoor retreats including a lovely entertainers' deck • Very peaceful backyard shielded from the world by privacy hedging • Open plan dine-in kitchen equipped with gas cooktop, adjoins living • Two double-sized bedrooms with built-ins, main opens onto patio • A classic bathroom featuring a combined bathtub and shower • DA Approval for extension of deck and internal modification • Rear home office/study, underhome storage and driveway access • 3-minute walk to Marrickville station, child friendly McNeilly Park 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. Filippo D'Arrigo 0416 118 621 <https://www.raineandhorne.com.au/marrickville>

Auction: Wednesday 5th June at 5.30pm Inner West Auction Rooms, 313 Marrickville Road, Marrickville