

**13/3 Ann St, Marrickville, NSW, 2204**

**Sold Studio**

Wednesday, 26 April 2023



13/3 Ann St, Marrickville, NSW, 2204

**Bathrooms: 1**

**Type: Studio**



Joe Leonardi



Michael Klianis  
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## **BEST VALUE FOR A 1ST HOME OR INVESTMENT**

Just a short stroll to Marrickville Station and with a great selection of village shops at your door, this Light-filled Studio apartment is smartly presented and offers a great opportunity for your first home or investment at a starters price range.

Positioned well back from the street with a northerly aspect, the unit offers both peace and convenience, Features Open plan living with large window, built-in robe, wall bed and wall-hung TV included, galley style kitchen, tiled bathroom and shared laundry facilities.

Approximate Outgoings per Quarter

Strata - \$476 per quarter

Water \$163.00 per quarter

Council - \$333.00 per quarter