

# 14 Wallace Street, Marrickville, NSW 2204

## House For Sale

Monday, 14 August 2023

14 Wallace Street, Marrickville, NSW 2204

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Type: House**



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## Auction

Adored by the same family for an extraordinary 56 years, this beautifully presented residence is ready for a new family to occupy and make their own. Set on the high side of the street in a desired Marrickville address, this immaculate home highlights a sundrenched versatile floorplan, which seamlessly flows out to rear alfresco entertaining and manicured gardens. Just a brisk walk to Marrickville Train Station, shops, parks, cafes and amenities, this excellent property is a rare opportunity for the astute investor or growing family. ESSENTIALS & INCLUSIONS:- Commanding façade with a desired north facing aspect on the high side of the street boasting a double brick construction framed by low maintenance gardens- After being in the same family for over 56 years, this is an exceptional opportunity to move in and enjoy, or renovate the existing rock solid construction (Subject to Council Approval)- Beautiful polished timber flooring, high ceilings and pendant lighting throughout- Spacious formal lounge, dining and family room separated by classical arch doorways and exposed brick features- Traditional family sized kitchen with tranquil leafy outlook, retro feature tiled flooring, natural gas cooking, quality stainless steel appliances and ample storage - Four generously proportioned bedrooms and immaculate main bathroom with separate bath and shower- Delightful covered outdoor entertaining retreat overlooking child friendly yard, fruit trees and low maintenance gardens - Triple tandem garage on lower level with internal access and colossal under house storage- Quality inclusions: Internal laundry with shower and bathroom, outdoor aviary, garden shed storage and side access from front to rearLIFESTYLE & EDUCATION:- Short stroll to public transport links, Marrickville Train Station, Marrickville Golf Course, shops, cafes & restaurants - Moments to a myriad of popular eateries, restaurants and essential amenities - Local schools including and not limited to PCYP Marrickville, Marrickville Public School, Casimir Catholic College, Marrickville High School, Wilkins Public School and St Brigid's Catholic Primary School -An array of parklands including Steel Park, Cooks River, Marrickville Park and Wanstead ReserveDISCLAIMER: While Richard Matthews Real Estate have taken all care in preparing this information and used their best endeavours to ensure that the information contained therein is true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, inaccuracies or misstatements contained herein. Richard Matthews Real Estate urge prospective purchasers to make their own inquiries to verify the information contained herein.