

170A Wardell Road, Marrickville, NSW 2204

Raine&Horne.

House For Sale

Thursday, 14 March 2024

170A Wardell Road, Marrickville, NSW 2204

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 328 m2

Type: House



Filippo D'Arrigo
0295607599



Giuseppe Zagari
0414413433

AUCTION

This solid freestanding brick residence is comfortable, spacious and bright while offering a versatile real estate package with many options for its fortunate purchaser. Currently configured as two self-contained apartments, it has the potential to be used as a home-plus-income or continue to use as a well-performing rental property, or it could easily be converted back into a large family home. There are endless opportunities to take full advantage of this premium location that's ideally positioned equal distance to downtown Marrickville and Dulwich Hill village.

- Well-maintained throughout and presented in good solid condition
- On a large block of land with a private grassed garden at the rear
- Two separate self-contained apartments, both with private entry
- One with a two-bedroom layout and the other with one bedroom
- High ornate ceilings, timber floors and many retained period details
- Potential to use as a dual investment with immediate rental returns
- It would be an easy conversion back to a three-bedroom family home
- A lock-up garage, underhouse storage and air-conditioning throughout

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.

Agent: Filippo D'Arrigo 0416 118 621

<https://www.raineandhorne.com.au/marrickville> Auction: Wednesday 10th April at 5.30pm Inner West Auction Rooms, 313 Marrickville Road, Marrickville