

2/347A Livingstone Road, Marrickville, NSW 2204

Raine&Horne.

Sold Townhouse

Monday, 14 August 2023

2/347A Livingstone Road, Marrickville, NSW 2204

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Townhouse



Filippo D'Arrigo
0295607599



Xavier Lucas
0423260419

\$1,285,000

Providing the perfect combination of modern style, quality finishes and leafy privacy, this freshly presented two-level townhouse delivers a smart living space within a vibrant Marrickville lifestyle. It offers a bright and easy-to-maintain home complete with a generous outdoor area that makes alfresco entertaining a breeze. Great for those who value peace and convenience, it sits in a boutique complex that has riverside parklands, shopping, local cafes and trendy wine bars along Marrickville Road within quick and easy walking distance.

- Carefully planned layout with open style living and dining areas
- Well-appointed modern kitchen with dishwasher
- Two bedrooms with generous built in storage including a main that opens onto a balcony
- Two stylish renovated bathrooms and laundry
- Wide BBQ patio that leads onto a private and leafy courtyard.
- Quietly tucked away in a pet-friendly complex of townhouses
- An ideal investment property ready to lease out straight away
- Minutes from the golf club, primary school and the train station

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 Raine & Horne Marrickville 02 9560 7599 <https://www.raineandhorne.com.au/marrickville> Auction: Tuesday 29 August at 5:30pm Inner West Auction Rooms, 313 Marrickville Road, Marrickville