

**22 School Parade, Marrickville, NSW 2204**

**Raine&Horne.**

**Sold House**

Tuesday, 16 January 2024

22 School Parade, Marrickville, NSW 2204

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 1**

**Area: 486 m2**

**Type: House**



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**\$2,260,000**

Tranquilly situated on one of Marrickville's prime leafy streets, this generously proportioned double-brick house offers comfortable living with plenty of scope for renovation or remodelling (STCA). The building has an expansive single-level layout and is set on a generous 486sqm block, providing inspiration for those looking to make their mark in this coveted pocket of Sydney's inner west. Excellent proximity to local shops, cafes, parks, transport and Marrickville West Public School adds to the property's appeal. • Versatile layout currently set up with four king-sized bedrooms • Functional gas kitchen flows into a generous formal dining space • Spacious main living room plus sizeable rumpus room to the rear • Full-width covered patio overlooking large garden with level lawn • Separate laundry, neat fully-tiled main bathroom, tiled guest WC • Soaring ceilings with period details, polished timber floorboards • Presented in solid and comfortable order and ready to be lived in • Scope for an update, redesign or complete transformation (STCA) • Dulwich Hill trains 350 metres, 650 metres to Marrickville village 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: Wednesday 14 February at 5:30pm Inner West Auction Rooms, 313 Marrickville Road, Marrickville