

**268 Sydenham Road, Marrickville, NSW 2204**

**Raine&Horne.**

**Sold House**

Sunday, 12 November 2023

268 Sydenham Road, Marrickville, NSW 2204

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



Michael Pizzata  
0490018058



Filippo D'Arrigo  
0295607599

**\$1,780,000**

This freestanding home seamlessly combines modern elegance with timeless charm and presents a great Marrickville buying opportunity. It provides an excellent home as it's been tastefully renovated throughout with quality appointments, a practical single-level layout and a private outdoor space for entertaining. It's light filled aspect, quiet interiors and proximity to everyday essentials hold tremendous appeal for anyone looking to enjoy the best of everything this dynamic lifestyle pocket has to offer. Located in the heart of the vibrant Marrickville neighborhood, this property offers not only a home but a lifestyle, with easy access to cafes, parks, and cultural delights. - Multiple living/dining areas, gas kitchen, study zone- Enclosed verandah provides enhanced acoustic privacy- Secondary side entrance and rear laneway to parking- Fresh paint, air-conditioning and new timber flooring- Up to four bedrooms all appointed with built-in robes- Large bathroom, two laundries, workshop, second WC- Courtyard area for entertaining or rear lane parking- Near Wilkins Public School, shops, cafes and transport

Suburb Profile: Marrickville, 2204 Marrickville has gained a reputation as an ideal place to live thanks to its excellent lifestyle amenities, cultural diversity and handy transport links. Adding to the area's popularity has been the recent increase in new cafes, wine bars, live music venues and specialty stores giving the area a hip, eclectic feel. Marrickville is located just 7km south west of the CBD, 6km from the airport and is central to the very best of the inner west. Agent: Michael Pizzata 0490 018 058 Raine & Horne Marrickville 02 9560 7599 <https://www.raineandhorne.com.au/marrickville>