

34 Excelsior Parade, Marrickville, NSW 2204



Sold House

Wednesday, 28 February 2024

34 Excelsior Parade, Marrickville, NSW 2204

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 342 m2

Type: House



Ercan Ersan
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\$2,060,000

Situated in the sought after 'Warren Estate', this freestanding Federation home presents a remarkable opportunity for those looking to renovate and add value to a family classic. Essentially a blank slate ready to renovate or recreate, the single-storey home opens out to a huge garden ripe for landscaping with plenty of room to extend at the rear as well as scope to capitalise on city skyline views from a second level addition (STCA). There's so much potential here with its raw beauty and vintage charm promising the perfect foundations for creative revival with high ceilings, fireplaces and Kauri floorboards and a 342sqm approx block. On the high side of a wide avenue, this is a great location for the active family just 500m to Mackey Park and Woolworths and an 800m walk to Marrickville Station. - A prime canvas for creative transformation on 342sqm - Rare opportunity, the first time ever offered for sale - Situated in the 'Warren Estate', Access to carport via rear- 2 large bedrooms with fireplaces, classic high ceilings - Separate living and dining rooms, original Kauri floorboards- Windows on the north side bring in plentiful natural light- Bright kitchen, original bathroom with integrated laundry - Sunny child-friendly garden, ample room to extend STCA- Traditional bullnose front verandah and rear lane access - Walk to Mackey Park and the scenic Cooks River Parklands- 800m walk to both Marrickville and Tempe train stations- 200m to Ferncourt Public School, walk to the town centre- Rates: Water \$199pq, Council \$252pq (Both approx.)Contact Ercan Ersan 0423 941 112Astrid Joarder 0410 351 519Our recommended loan broker: Tommy Nguyen (www.loanmarket.com.au/tommy-nguyen)