

**35 England Avenue, Marrickville, NSW 2204**

**House For Sale**

Tuesday, 11 June 2024

THE AGENCY

35 England Avenue, Marrickville, NSW 2204

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 4**

**Type: House**



Aaron Papadimatos  
0401549572



Penny Andricopoulos  
0412031231

## Auction

A perfect blend of contemporary luxury and subtle elegance, 35 England Avenue is a true entertainer. The full brick home unveils a stunning renovation throughout, with state-of-the-art finishes adorning the flowing level design. Timeless archways beckon you down a long hall to a fresh and light filled social centre that offers an abundance of room to live comfortably or host guests. The indoors and outdoors seamlessly integrate as the dining zone spills out to a vine covered pergola terrace and lawn. From the plush and peaceful bedrooms to the garage parking, there is so much to love about this property. The Federation facade sits classically on a tree lined avenue, just metres from cafes, shops, local markets, transport and so much more. - Leafy entrance garden leads to stained glass front door- Living, dining and kitchen zones interconnect in open plan design- Chefs' kitchen hosts New York marble benchtops, gas stove and integrated dishwasher- Five spacious bedrooms provide the option for a home office- Beautiful bathrooms tiled in porcelain finishes- Air conditioning, gas fireplace and automatic irrigation to front yard- Long driveway extends to garage and workshop with own circuit- Surrounded by top schools including Newington College around the corner- Easy stroll to Stanmore Station and buses- Fantastic galleries, bars, live music venues and nightlife at your fingertips Water: \$383.00 p.q (approx.) Council: \$586.00 p.q (approx.)