

**38 Ruby Street, Marrickville, NSW 2204**

**Raine&Horne.**

**House For Sale**

Thursday, 16 November 2023

38 Ruby Street, Marrickville, NSW 2204

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 259 m2**

**Type: House**



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Xavier Lucas  
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## AUCTION

This smartly renovated freestanding home delivers a leafy urban retreat complemented by a lush rear garden that's perfect for escaping the fast pace of Marrickville life. Tastefully designed to give it excellent style and appeal, the light and airy residence offers a great place to live with fresh interiors, a user-friendly layout and smart up-to-date finishes throughout. The extraordinary convenience of being tucked away in the sought-after Warren Estate and close to a wide range of cafes, restaurants, shopping and transport options makes it ideal for those who value position, privacy and lifestyle.

- A stylish modern design includes a bright and airy open living space
- Fold-out doors create a seamless flow to a wide covered BBQ deck
- Tranquil garden haven and a separate air-conditioned studio/office
- A contemporary kitchen with a quality gas cooker and dishwasher
- Two double bedrooms are both fitted with built-ins and ceiling fans
- Underhouse rooms offering potential to extend living space (STCA)
- High decorative ceilings and original floorboards throughout
- Separate formal lounge, wood fireplace and off-street car space

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 Raine & Horne Marrickville 02 9560 7599 <https://www.raineandhorne.com.au/marrickville>

Auction: Wednesday 13 December at 5:30pm

Inner West Auction Rooms, 313 Marrickville Road, Marrickville