

**4/123 Marrickville Road, Marrickville, NSW 2204**

WOLF

**Apartment For Sale**

Tuesday, 13 February 2024

4/123 Marrickville Road, Marrickville, NSW 2204

**Bedrooms: 1**

**Bathrooms: 1**

**Area: 55 m2**

**Type: Apartment**



Nathan Antunes  
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## **Get Ready : Contact Agent**

The Feel: Contemporary and stylish, this vibrant studio offers ample space and a prime location in Marrickville's bustling village. Featuring built-in storage, a covered terrace, and a layout perfect for separating living and sleeping areas, this cozy retreat is an ideal first home or investment opportunity.

The Finish: - Stylish and low-maintenance studio, featuring modern design- Generously sized floor plan with designated areas for living and dining- Sleeping alcove with built-in wardrobes- Scope to add a second built-in wardrobe - Well-equipped gas kitchen with dishwasher and breakfast bar- Conveniently hidden internal laundry and split system air conditioning- Modern bathroom with ample storage and a spacious shower- Covered terrace boasting elevated district views- 400 meters to Wicks Park- 700 meters to Sydenham Station - A 1 minute walk to buses- Short stroll to fitness centres, shops, and Marrickville's popular dining spots

Potential rental: \$550 per week  
Water rates: \$166 per quarter  
Council rates: \$338 per quarter  
Strata rates: \$1,108 per quarter

For more information please contact Nathan on 0410 592 903