

**49 Harnett Avenue, Marrickville, NSW 2204**

**CobdenHayson.**

**Block Of Units For Sale**

Saturday, 3 February 2024

49 Harnett Avenue, Marrickville, NSW 2204

**Bedrooms: 6**

**Bathrooms: 4**

**Parkings: 4**

**Area: 360 m2**

**Type: Block Of Units**



Ben Southwell  
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## Contact Agent

A superb investment opportunity with tremendous potential, this solid brick complex of four apartments is ideally located in the heart of the inner west, just a brief stroll to Marrickville's cafes, dining and shopping amenities. It is well-presented in good condition and 3 of the units are currently tenanted and earning solid annual returns. The property offers a great income generating prospect with huge potential to increase revenue through renovation or further development (STCA).- 2 X one-bed & 2 X two-bed apartments to be sold in one line- 3 units are currently tenanted and earning solid annual returns- On-site parking includes four car spaces at the side of the building- Potential to further update/renovate and increase rental yield- Scope to explore development possibilities to fully capitalise (STCA)- Easy access to Marrickville's bustling transport and dining hub- Strolling distance to the Cooks River parklands and cycleways