

**6/252 Wardell Road, Marrickville, NSW 2204**

**Raine&Horne.**

**Apartment For Sale**

Tuesday, 12 March 2024

6/252 Wardell Road, Marrickville, NSW 2204

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



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## AUCTION

Enjoy easy living and sleek modern style in 'Sanctum', one of Marrickville's most well-regarded boutique security buildings, a 1-minute walk to Dulwich Hill train station (Metro), light rail and city buses. From there, you can easily access the CBD in just 20 minutes. This pet-friendly apartment is serviced by an array of cafes and shops at its doorstep. With 94sqm of internal living space, this designer apartment's open-planned single-level layout provides a great low-maintenance living environment. With modern interiors and a large covered private balcony, it sits in a fantastic location moments from both Dulwich Hill and Marrickville Villages, and about 200m to acres of parkland along the Cooks River.

- 1-minute walk to train station, city buses, and light rail
- Well-appointed kitchen with quality gas fittings, stone benchtops and a dishwasher
- Smartly designed with floor-to-ceiling glass panels in living space and polished flooring
- Easy interaction with a large covered entertaining terrace flowing off the living area
- Open layout with an elevated North-West facing aspect, providing lots of natural light
- Air-conditioning, video intercom entry and separate internal laundry
- Two peaceful bedrooms with built-ins, the master has an ensuite
- Elevator access to secure basement parking and lock-up storage

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.

Filippo D'Arrigo 0416 118 621 <https://www.raineandhorne.com.au/marrickville> Auction: 10th April at 5.30pm Inner West Auction Rooms, 313 Marrickville Road, Marrickville