

**8 Beauchamp Street, Marrickville, NSW 2204**

**Raine&Horne.**

**Sold House**

Friday, 1 September 2023

8 Beauchamp Street, Marrickville, NSW 2204

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 341 m2**

**Type: House**



Giuseppe Zagari  
0414413433



Filippo D'Arrigo  
0295607599

**\$2,115,000**

This very attractive freestanding residence is instantly appealing and offers an excellent opportunity to secure a solid Federation-era home in a premium Marrickville street. It features a bright single-level layout, generous interiors and a private backyard that go together to make a superb property package, plus it sits on a good-sized block of land with car access from the rear. This quiet location is in a sought-after setting that's walking distance to the golf course and Cooks River parklands, as well as all of the lifestyle attractions of downtown Marrickville.

- A generous layout featuring open plan living and dining areas
- High ornate ceilings, polished timber floors and original details
- Private grassed garden includes a paved dining space with pergola
- Secure carport and storage with access from Pigott Lane at the rear
- Well-appointed kitchen equipped with gas cooking and dishwasher
- Separate formal lounge, three bedrooms and a clawfoot bathroom
- Presented in solid and comfortable order and ready to be lived in
- Scope for an update, redesign or complete transformation (STCA)
- Strolling access to the train station, vibrant cafés and supermarket

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: Giuseppe Zagari Raine & Horne Marrickville 02 9560 7599 <https://www.raineandhorne.com.au/marrickville> Auction: Wednesday 27 September at 5:30pm Inner West Auction Rooms, 313 Marrickville Road, Marrickville