

**17/260-264 Wardell Road, Marrickville, NSW 2204** Raine&Horne.

## Apartment For Sale

Tuesday, 2 July 2024

17/260-264 Wardell Road, Marrickville, NSW 2204

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



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## Auction

A great combination of style, light and location on the Marrickville/Dulwich Hill border provides a superb opportunity for buyers and investors with this designer two-bedroom apartment. Set in the highly popular Nea Zoi security complex, it will have an instant impact because of its bright interiors, generous proportions and quality modern finishes, along with its elevated outlook over the district. It's also exceptionally well-positioned within a few footsteps to Dulwich Hill's train, light rail and bus connections, with the heart of Marrickville just a stroll away.

- Quietly situated up high in an architectural security building
- Generously proportioned layout with engineered timber floors
- Extra-large double balcony and covered outdoor dining space
- Two carpeted bedrooms both have direct access to a balcony
- Quality kitchen with breakfast island and two designer bathrooms
- A security basement car space plus a 7sqm lock-up storage cage
- Ducted air-conditioning, video intercom and security lift access
- Easy walking distance to riverside parklands and foreshore walks

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.

Auction: Wednesday 31st July at 5.30pm Inner West Auction Rooms, 313 Marrickville Road, Marrickville  
Agent: Michael Pizzata  
Raine & Horne Marrickville 02 9560 7599 <https://www.raineandhorne.com.au/marrickville>