

**23/13 Glen Street, Marrickville, NSW, 2204**

**Raine&Horne.**

**Apartment For Sale**

Wednesday, 7 August 2024

23/13 Glen Street, Marrickville, NSW, 2204

**Bedrooms: 1**

**Bathrooms: 1**

**Type: Apartment**



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## **A smart entry-level or investment package**

It's hard to imagine a more appealing first-home buyer opportunity than this smartly presented one-bedroom apartment. Set on the top floor of a solid and well-maintained block, it offers excellent convenience with Marrickville's major transport and shopping hub, as well as the Cooks River parklands, all within a short level stroll. This smart and easy low-maintenance property also offers an ideal investment and is ready to live-in or lease out and enjoy immediately.

- Well-proportioned interiors feature a fresh open living space
- Nicely equipped gas kitchen plus a bright original bathroom
- Generous double bedroom complete with a wardrobe
- Includes floating floorboards and contemporary neutral decor
- Located in a quiet and leafy street with good parking available
- Plenty of scope to add more value through update or renovation

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 28th August at 5.30pm

Inner West Auction Rooms, 313 Marrickville Road, Marrickville

Michael Pizzata 0490 018 058

<https://www.raineandhorne.com.au/marrickville>