

**3/486 Illawarra Rd, Marrickville, NSW, 2204**



**Apartment For Sale**

Friday, 9 August 2024

3/486 Illawarra Rd, Marrickville, NSW, 2204

**Bedrooms: 2**

**Bathrooms: 1**

**Type: Apartment**



Tina Fotopoulos  
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## Fantastic First Home In Super Central Locale

If you've been on the hunt for an affordable entry into Marrickville's vibrant lifestyle scene, this classic red brick apartment is your perfect match. Lovingly renovated and nestled in one of Sydney's "coolest" suburbs, this inviting residence offers a wonderful blend of comfort, convenience and character.

- Glorious original parquet floors grace every room, enhancing the apartment's classic charm
- Two spacious bedrooms with built-in wardrobes and double glazed windows
- Stunning vintage crystal chandeliers in lounge and master bedroom
- Chef's kitchen boasts loads of bench and cabinet space, gas cooking and large picture window
- Spacious living and dining area provides a versatile space for relaxing and entertaining.
- Tastefully updated bathroom features full size tub
- Internal laundry smartly integrated within hallway
- Large linen cupboard with loads of extra storage
- Ground floor corner position with plenty of natural light and leafy outlook
- Double brick classic 1970's complex with low maintenance established strata
- Pet friendly community (STSA)
- Security gated entrance and beautifully maintained community gardens and recent upgrades to building
- Active strata committee focused on keeping a neat and tidy well-maintained complex with regular cleaning service and proactive maintenance
- Easy walk to all village shops, cafes, restaurants, train station and parks

On top of this, this apartment is just minutes walk to the all hours Woolworths supermarket, newly upgraded Marrickville train station and a huge array of local cafes, restaurants & shops as well as plenty of green space at Steel Park and the Cooks River parklands. A quick drive to the brand new Marrickville Metro shopping & dining precinct.

Seize the opportunity to immerse yourself in Marrickville's dynamic neighbourhood, where everything you need is right at your doorstep. This apartment not only offers a wonderful place to call home but also a gateway to a great lifestyle.

### Approximate Outgoings:

Strata: \$733.00 pq

Council: \$371.00 pq

Water: \$172.79 pq

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