

**123 Livingstone Road, Marrickville, NSW 2204**

**Raine&Horne.**

**House For Sale**

Thursday, 4 July 2024

123 Livingstone Road, Marrickville, NSW 2204

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 442 m2**

**Type: House**



Xavier Lucas

0423260419

## AUCTION

This sizeable character semi is brimming with possibilities and holds lots of potential to create something special in a well-located period home. Set on a generous block of land, the property is neatly presented throughout with spacious rooms, lots of original character and a deep backyard for entertaining, plus it comes with heaps of scope to upgrade or redesign and value add. The easy convenience of being positioned close to the heart of Marrickville makes it perfect for those who value location, privacy and a great lifestyle with all amenities at your fingertips. • Generous layout features separate living, family and sunroom areas • Freestanding to the north side with ample sunlight throughout • Deep back garden with a covered alfresco space and sunlit lawn • A separate lock-up storeroom/workshop and laundry at the rear • Well-equipped kitchen with good storage plus a well-lit full bathroom • Two double bedrooms are both fitted with built-in wardrobes • Architect plans available for a second storey and lock-up garage (STCA) • Within footsteps to bus transport, local cafés and Marrickville Park

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 Filippo D'Arrigo 0416 118 621 Xavier Lucas 0423 260 419 <https://www.raineandhorne.com.au/marrickville>