

# 17/3 Marathon Road, Darling Point, NSW, 2027

**McGrath**

## Townhouse For Sale

Wednesday, 25 September 2024

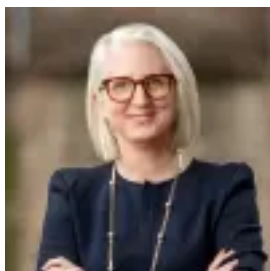
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**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**



Georgia Cleary

## A stylish townhouse of privacy and lifestyle

Crisp, fresh and featuring a quality design, this stylishly presented townhouse provides a modern retreat in 'The Annery' garden estate. It showcases a generous and user-friendly dual-level floorplan that offers low-maintenance living and effortless in/outdoor entertaining.

- Crisp and modern design with separate living and dining areas
- A seamless flow to an entertainment courtyard and BBQ patio
- Own private entrance via the courtyard, only one common wall
- Deluxe kitchen with stone finishes and integrated appliances
- Two upstairs bedrooms have plantation shutters and built-ins
- A second small courtyard plus a laundry and downstairs WC
- Double secure parking with direct level access to the door
- A peaceful setting in an exclusive gated garden complex
- Access to the Marathon Mews steps to Double Bay
- Stroll to harbour front parks, Double Bay Beach and cafés

Water Rates: \$252 pq

Council Rates: \$508 pq

Strata Levies: \$2016 pq

Townhouse 17

Ground level 1104m<sup>2</sup> (including courtyard of 43m<sup>2</sup>)

First floor 260m<sup>2</sup>

Double LUG 229m<sup>2</sup>

TOTAL 193m<sup>2</sup> approx