



Full brick character haven with space, light & charm



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## 86 Station Street, Tempe

Auctioned for \$1,300,000 (Jul 03, 2024)

The appeal of this solid character home starts with its attractive brick facade and spreads through its bright interior spaces and sunlit grassed garden at the front. Located within a few footsteps to Tempe train station with easy access to Marrickville's lifestyle hub, it offers a charm-filled retreat with many original features and plenty of potential to add even more value in the future. It is well-presented throughout and ready to move straight in and enjoy a prime location that has the Cooks River parklands and cycleways at the end of the street.

- User-friendly layout with a generous open plan living and dining space
- Lots of character features include high ornate ceilings and cornices
- Smartly presented with fresh decor and polished timber flooring
- Positioned on a large block of land with a north-facing grassed garden
- A traditional front verandah and a secure carport with side access
- Two double bedrooms and a well-appointed kitchen with sky window
- Excellent potential to upgrade or redesign to add some value (STCA)

<b>Property ID:</b>	L23246984
<b>Property Type:</b>	House
<b>Garages:</b>	1
<b>Land Area:</b>	325.0 sqm

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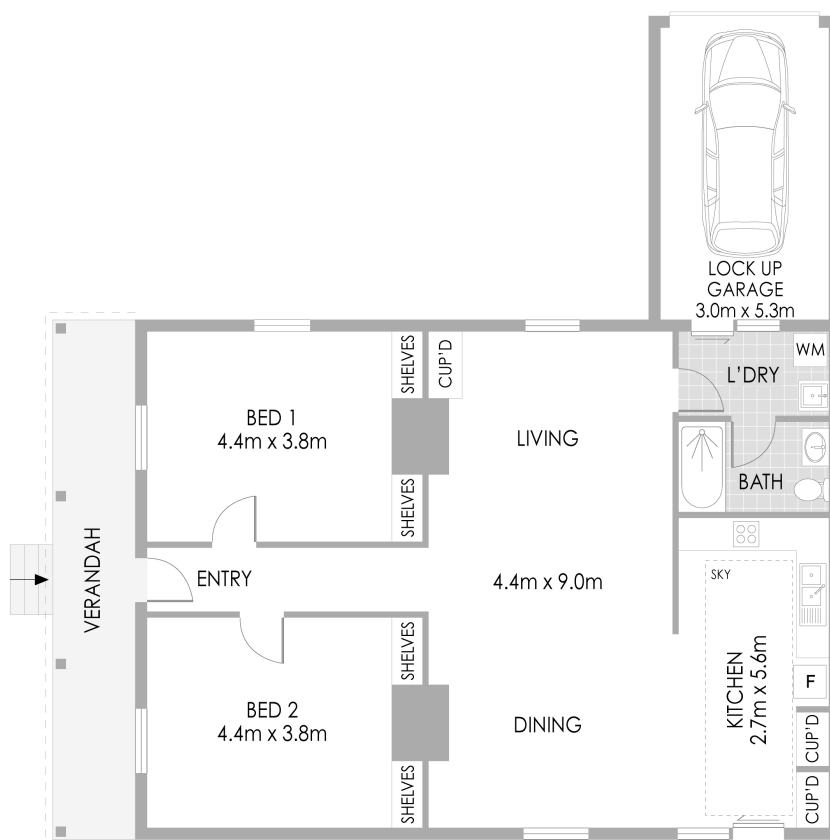
#### Suburb Profile: Tempe, 2044

Tempe is an Inner West suburb, 9 kilometres south of the Sydney CBD. The area has become increasingly popular in recent years due to its proximity to the city, new cafes, wine bars, and other amenities. Several parklands provide the area with a great outdoor lifestyle: it's not far to the Cooks River Cycleway plus there's Tillman Park and nearby Sydney Park, all great for jogging, walking, or having a picnic. Tempe also offers excellent transport links to the city with Sydenham and Tempe Railway Stations and numerous bus services.

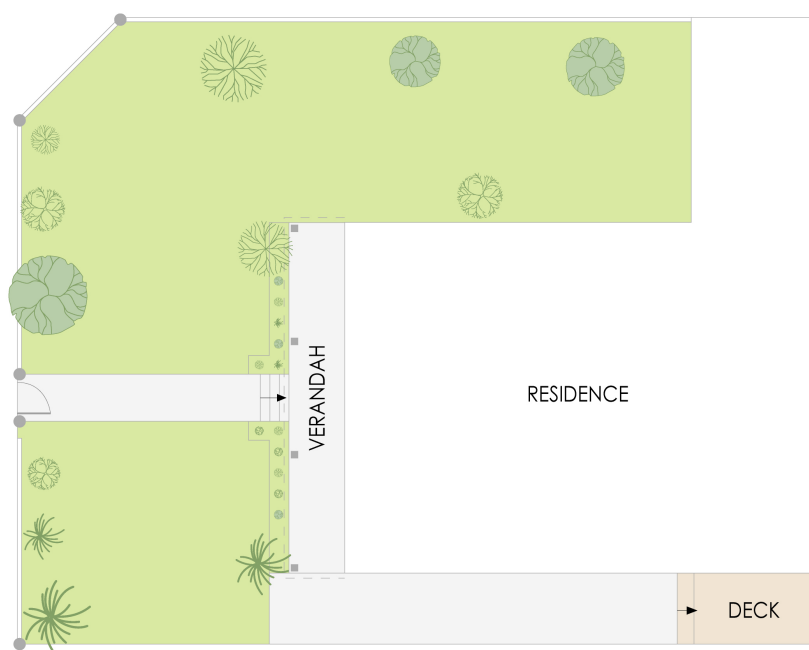
Agent: Michael Pizzata

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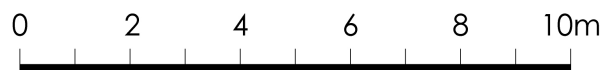
<https://www.raineandhorne.com.au/marrickville>



GROUND FLOOR



SITE PLAN



86 Station Street, Tempe

PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.  
Measurements are approximate and not to scale. The vendor, agency and supplier will accept no liability for its accuracy.  
Interested parties are advised to make their own independent enquiries.

**Raine & Horne**