



Fresh and easy living in a prime lifestyle locale



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## 9/36 Perry Street, Marrickville

Auctioned for \$997,000 (Jul 31, 2024)

Ideally positioned to take full advantage of Marrickville and Enmore's lively café and dining mecca, this two-bedroom apartment offers convenience and privacy in an unbeatable lifestyle location. It's tucked away within a well-kept low-rise complex and comes with good proportions and plenty of natural light. The property is presented in comfortable order and has the scope to add some TLC or completely redesign to make it a fantastic home in this sought-after urban locale.

- Positioned an easy 400m to Enmore Park and aquatic centre
- Light-filled and breezy interiors feature windows on three sides
- Elevated aspect with streaming sunlight and good air crossflow
- Sunny east-facing balcony enjoys a leafy neighbourhood outlook
- Well-equipped eat-in kitchen plus original bathroom with full tub
- Two air-conditioned bedrooms, built-ins plus a dedicated study area
- Set within a well-maintained double brick complex with car space

**Property ID:** L25181232

**Property Type:** Apartment

**Garages:** 1

**Filippo D'Arrigo**

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- Scope for a creative update, refresh or complete transformation

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.

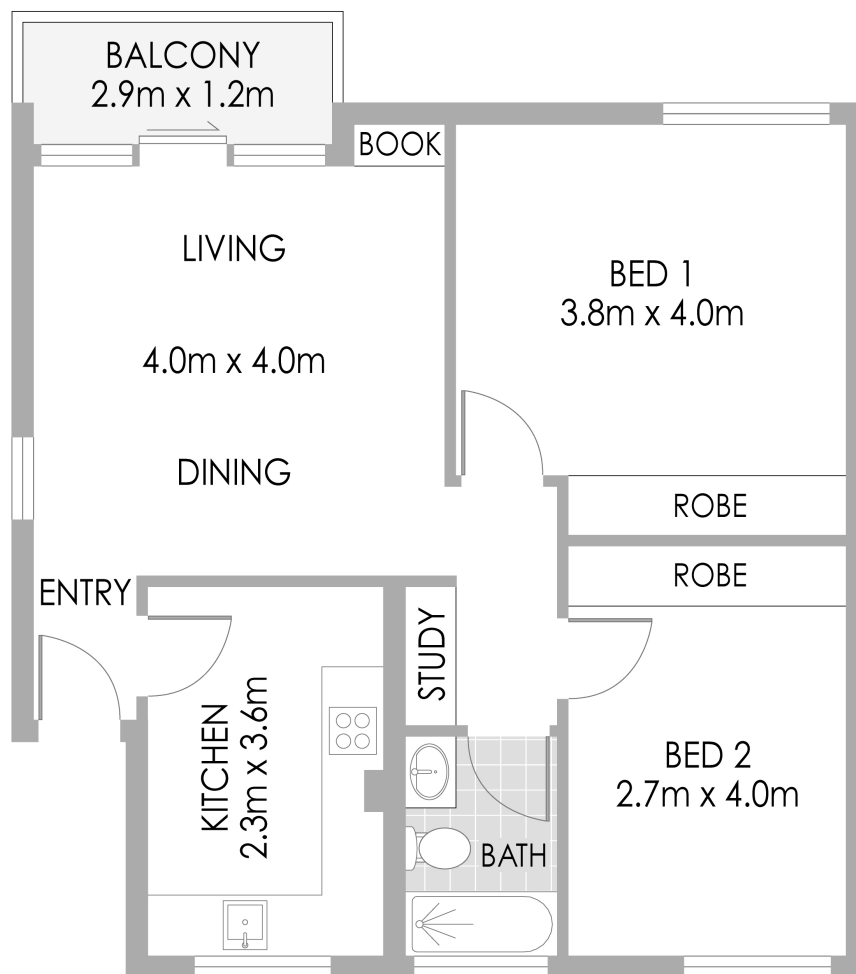
Auction: Wednesday 31st July at 5.30pm

Inner West Auction Rooms, 313 Marrickville Road, Marrickville

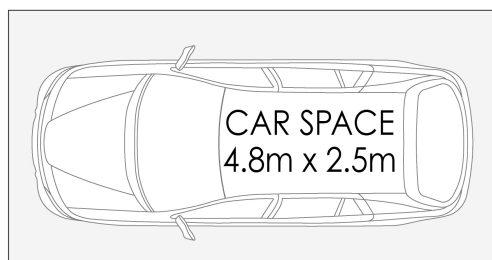
Filippo D'Arrigo 0416 118 621

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



LEVEL TWO



GROUND LEVEL



Unit 9/36 Perry Street, Marrickville

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.

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