



**Absolute blank canvas with dream potential**



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## 2-4 Anderton Street, Marrickville

**Auctioned for \$1,440,000 (Jul 31, 2024)**

Bring your builder, creative vision or a full team of tradies and restore this dilapidated two-storey property to its former glory. There's no denying this once-liveable beauty needs some major renovation work, as the interiors have restricted access, and buyers will have to make the purchase without setting foot inside. It may not be in the best shape, but the bones are here, and if you're prepared to get your hands dirty, this unpolished gem will have an opportunity to shine again.

- Currently a dual-level property with two self-contained levels
- 1 X 2-bedroom ground floor unit and 1 X 3-bedroom upstairs unit
- Worn out interiors are in desperate need of a complete overhaul
- Sunlit back verandah plus a private fenced courtyard at the rear
- An easement up the side with car access and potential parking
- An attractive brick façade will look fantastic when spruced up
- Virtual blank canvas ready for renovators/builders to get creative

**Property ID:** L26222691

**Property Type:** House

**Land Area:** 145.4 sqm

**Giuseppe Zagari**

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- Just 300m to cultural hub at Marrickville Library and Pavilion
- Easy walking distance to the heart of Marrickville's café scene

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

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