



Ground Floor Convenience in a Prime Inner West Location



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1/56 Arthur Street, Marrickville

FOR SALE \$850,000

This delightful ground floor solid red brick 2-bedroom apartment, set in a boutique block of just six, presents an exceptional opportunity for first-home buyers, families, or investors alike in the highly sought-after Marrickville market. With freshly presented light-filled interiors and large windows that frame garden views, the home features an easy flow between the kitchen, dining, and living areas. Ideally positioned in the vibrant heart of Marrickville on a quiet one-way street, it's just steps from supermarkets, restaurants, cafes, bars, art galleries, and the renowned Marrickville Library Pavilion.

- Quietly set in a boutique block of just six solid brick apartments
- Ground floor position with freshly presented, light-filled interiors
- Open-plan living and dining area with easy flow from gas kitchen
- Large windows capture garden views and enhance natural light
- Two bedrooms, main with built-in wardrobe and air conditioning
- Well-sized bathroom with full bathtub and internal laundry

Property ID:	L33465242
Property Type:	Apartment
Garages:	1

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- Pet-friendly, move-in ready, ideal for owner-occupiers or investors
- On-title car space ensures the added convenience of easy parking
- Short 400m walk to Marrickville train station and bus routes
- Steps to supermarkets, cafes, restaurants, bars and galleries
- Scenic walks to the Cooks River, parklands, and local green spaces

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.

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