



Tranquil family residence in premium location

3 2 1

2 Crawford Place, Marrickville

AUCTION

Tucked in a private and very peaceful Marrickville pocket close to every amenity, this freestanding single-level home offers a practical, flowing layout with low-maintenance outdoor areas and abundant natural light. It delivers superb everyday convenience, as it is close to the vibrant village hubs of both Dulwich Hill and Marrickville, with popular parks, quality schools and city-bound transport all within easy reach. This uniquely charming property is absolutely ready to enjoy as is, with the added appeal of having excellent potential for future enhancements.

- Well-maintained double brick construction on level block
- Generous air-conditioned living room filled with sunlight
- Modern L-shaped kitchen and dining room, Smeg fittings
- Three bright bedrooms, tidy bathroom with tub and shower
- Spacious patio and garden area for alfresco entertaining
- Garage, laundry and bathroom with great potential (STCA)

Property ID:	L33690180
Property Type:	House
Garages:	1
Land Area:	309.8 sqm

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- Gated carport, porch overlooking a neat, paved front yard
- Easy care tiled floors, very neatly presented throughout
- Dulwich Hill Station and Light Rail 850m, buses just 200m
- 550m to Dulwich Hill village, 650m to Marrickville Library

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 21st May at 5.30pm

Inner West Auction Rooms, 313 Marrickville Road, Marrickville

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