



**7, 11 Arthur Street, Marrickville**



## IDEAL FIRST HOME OR INVESTMENT OPPORTUNITY

Perched on the high side of a lovely wide, sought after street, this two-bedroom apartment is a fantastic opportunity for either the astute investor or the first home buyer. In a brilliant location within walking distance to trains, parks and the fabulous local restaurant and café culture, this apartment is the epitome of low maintenance living and is sure to impress.

- Light filled second floor apartment with fresh leafy outlook
- Gorgeous lounge/dining room, with lovely large windows
- Nice open eat-in kitchen with subway splashback tiles
- Two generous bedrooms with district views, balcony off main
- Modern bathroom, combined bath/shower, laundry facilities
- Floorboards throughout, security intercom, well maintained
- Ideal as investment with great rental return or first home
- Lock up garage plus ample on street parking, private laundry
- Easy walk to restaurants, cafes, schools, transport & parks

Council Rates: \$288 approx. per quarter

Water Rates: \$180.37 approx. per quarter

Strata Rates: \$776.30 approx. per quarter

Please contact Ross Mournheis on 0419 171 469 should you have any questions.

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<b>Price</b>	SOLD for \$717,000
<b>Property Type</b>	Residential
<b>Property ID</b>	583
<b>Floor Area</b>	81 m2

### AGENT DETAILS

Ross Mournheis - 0419171469

### OFFICE DETAILS

Marrickville  
Shop 5, 345 Illawarra Road Marrickville  
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