

Sold



11, 13 Bayley St, Marrickville



## TOP FLOOR APARTMENT, PANORAMIC VIEWS

This two-bedroom apartment invites peaceful parkside living, yet is just moments to every convenience. Occupying a top floor position in a boutique block, it boasts an elevated outlook with sublime view-swept backdrops panning across the district and beyond.

In immaculate original condition, it comes with some potential to enhance with a contemporary vision.

In a quiet cul-de-sac, the block sits just metres from the leafy Tom Kenny Reserve and its children's playground. It's also positioned just 150m from Dulwich Hill Station and light rail and perched within an easy walk of shops, eateries and schools.

- Living area flowing onto a view-swept balcony
- Good size bedrooms, main with built-in robe
- Polished parquet floors featured throughout
- Monochrome kitchen with integrated dining area
- Internal laundry/store room, original bathroom
- Oversized garage, block corners Murray Lane
- Walk-up brick block of 12 units with secure entry
- First time offered in 36 years!

A diverse cultural hub in Sydney's Inner West, there's plenty of flavours here to tempt excitable taste buds. It's a suburb well connected to rail and is just 7 kilometres from Sydney's CBD. Streets are lined with a delightful mix of historic buildings and modern residential/commercial properties. Home to the famous Marrickville Metro shopping centre.

Council Rates: Approx. \$297 Per Quarter

Water Rates: Approx \$168 Per Quarter

Strata Rates: Approx. \$835 Per Quarter

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<b>Price</b>	SOLD for \$738,000
<b>Property Type</b>	Residential
<b>Property ID</b>	702
<b>Floor Area</b>	94 m2

## AGENT DETAILS

Ross Mournheis - 0419171469

## OFFICE DETAILS

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

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