



MARRICKVILLE
3 Ruby Street

3 1 2

Freestanding home on 461 sqm with 15.24m frontage

This freestanding residence is conveniently located and holds fantastic future potential. Beyond the character facade, the home features a formal lounge and dining room, spacious living room, and kitchen/meals room with gas cooktop. There are three comfortably sized bedrooms, a separate study, and a large lock up garage. The home has excellent scope to perform a renovation and create a stunning family residence. Alternatively, as the property is set on a 461sqm block with a 15.24m street frontage (approx.) it offers exceptional potential as a development site (STCA). Conveniently positioned, the home is a short ten-minute walk to city train services at Marrickville Station and vibrant lifestyle amenities in the Marrickville CBD.

Freestanding home on large 461 sqm block of land

Excellent scope to renovate or develop subject to council approval

Formal lounge and dining room, spacious living room

Three generously sized bedrooms, separate study with storage

Kitchen/meals room with gas cooktop, ample cupboard space

Large lockup garage and off-street parking space

Trendy cafes, eateries, boutique shopping in easy distance

Short ten-minute walk to city train services at Marrickville Station

Cooks River parklands, Mackey Park sporting fields close by

Property ID	L605164
Property Type	House
Garages	2
Land Area	461.0 sqm

AGENT

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Suburb Profile: Marrickville, 2204

Marrickville has gained a reputation as an ideal place to live thanks to its excellent lifestyle amenities, cultural diversity, and handy transport links. Adding to the area's popularity has been the recent increase in new cafes, wine bars, and specialty stores that has given the area a hip, eclectic feel. Marrickville is located just 7km south west of the CBD, 6km from Sydney Airport and is central to the very best of the inner west.

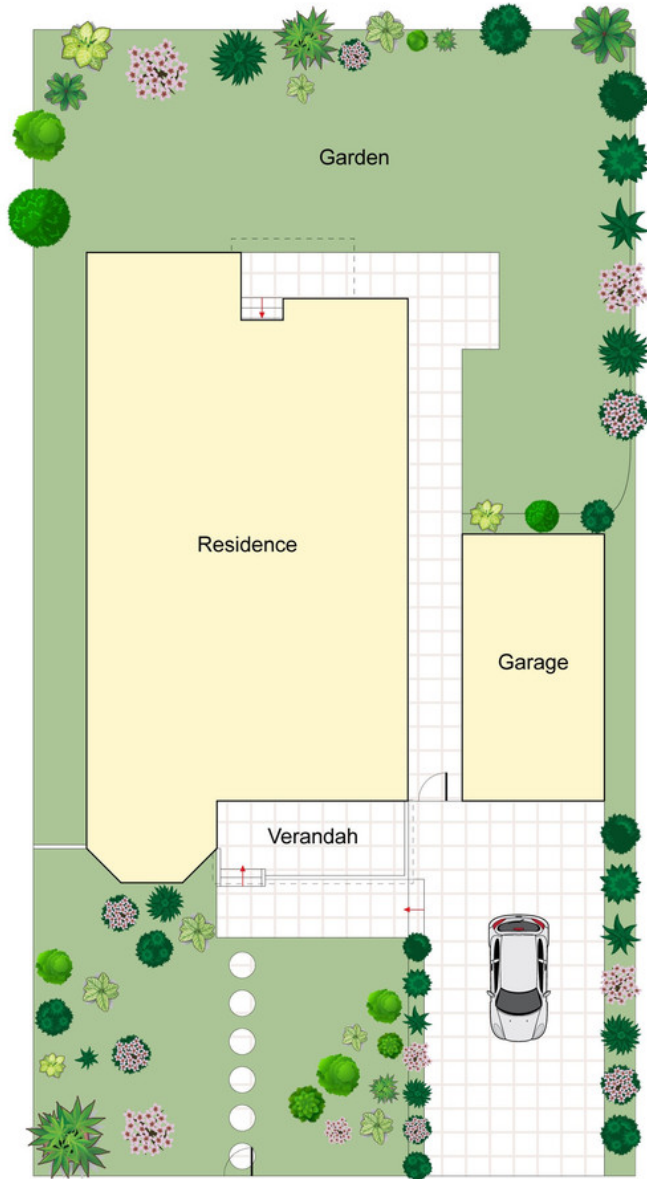
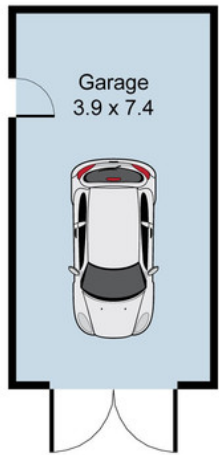
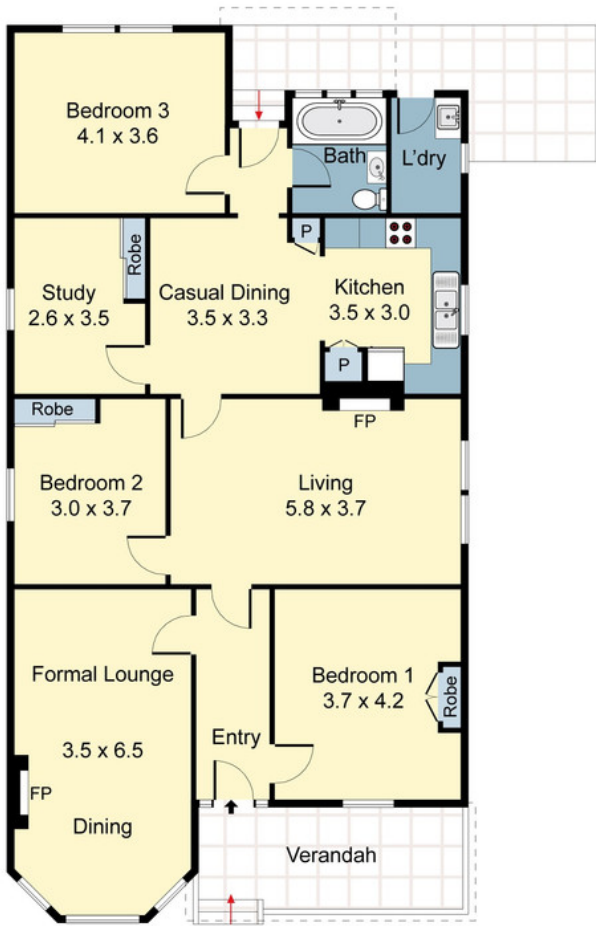
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Raine&Horne Marrickville 02 9560 7599

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

Auction: Wednesday 23 October 2019 at 6.30pm

City Fringe Auction Rooms, 9 Missenden Road, Camperdown



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