



MARRICKVILLE  
41 Warren Road

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## Sophisticated Victorian home with spacious entertaining deck

This semi-detached Victorian residence is immaculately presented and holds an ideal lifestyle location. Awash with natural light, the home features a generous open plan living and dining area with high ornate ceilings, a stylish kitchen with chef's oven, and original Kauri pine flooring. There are three generously sized bedrooms; two with built-ins, heritage style bathroom with separate clawfoot tub, and central heating throughout. At the rear is a spacious entertaining deck; perfectly suited to alfresco dining, lush lawn, and leafy garden. There is the potential for parking to take advantage of the rear lane access (STCA). Conveniently positioned, this home is within easy walking distance to an array of cafes and eateries, speciality shopping, supermarket, and only five minutes to Marrickville Station.

Light filled, open plan living and dining, Kauri pine floors

Stylish kitchen with chef's oven, gas cooking, dishwasher

Three generous bedrooms, two with built-in wardrobes

Large, entertaining deck overlooking leafy yard, pizza oven

Rear lane access with potential off-street parking (STCA)

Character details, marble fireplaces, high ornate ceilings


Walk to Marrickville village for trendy cafes and eateries


Schools, parklands, and recreation facilities all close by

Property ID	18644734
Property Type	House

### AGENT

**Filippo D'Arrigo**

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Marrickville Railway Station just a five-minute walk

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 the airport and is central to the very best of the inner west.

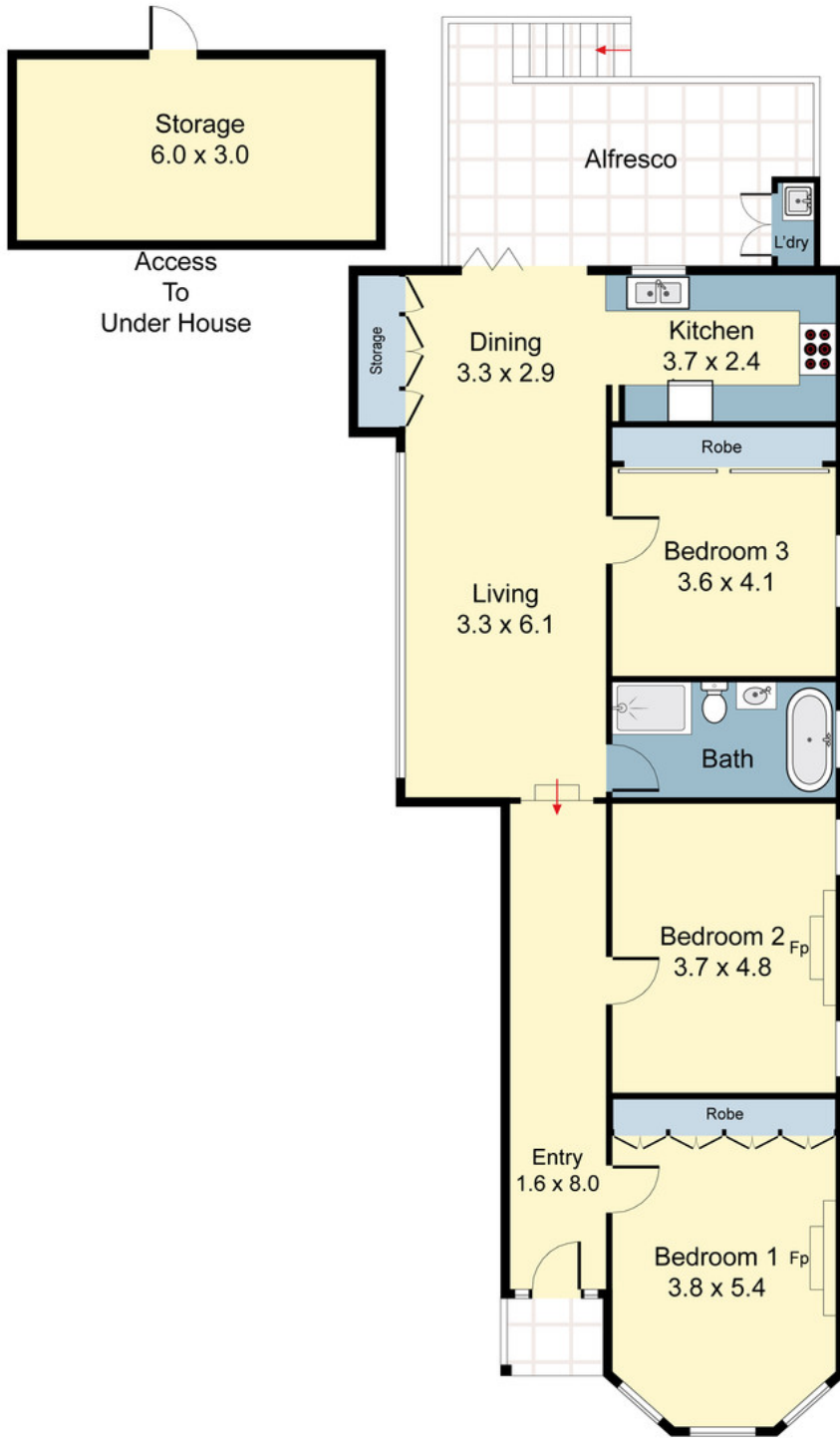
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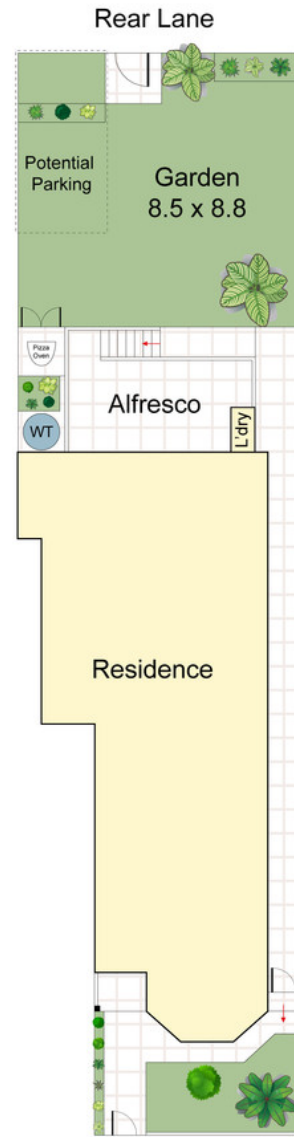
[raineandhorne.com.au/marrickville](http://raineandhorne.com.au/marrickville)

Auction: 6.30pm on 6 June 2018

City Fringe Auction Rooms, 9 Missenden Rd, Camperdown



Ground Floor



Site Plan



41 Warren Road, Marrickville



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