

Leichhardt

3/133-139 Marion Street



\$505k

An enticing entry level or Inner West investment

This bright and well-presented one-bedroom apartment represents the perfect start to buy into a location known for its lifestyle convenience and solid investment performance. Quietly set to the rear of a security complex, it is ideally situated in a fabulous location that's central to everything Leichhardt has to offer. This low-care, high return property package is presented in excellent condition and would make an easy home to live-in or to enjoy its great rental returns.

- Well-appointed throughout with easycare polished flooring
- A bright and airy open design includes a modern kitchen
- Good-sized double bedroom and a freshly updated bathroom
- Market Place shopping just footsteps from the front door
- An easy stroll to Norton Street's cafe and dining scene
- Set at the rear of the boutique L'Aquila security building
- Secure storage cage, a great investment or portfolio addition



ADDITIONAL DETAIL

Council Rates	\$281/qtr (approx)
Strata Fees	\$465/qtr (approx)
Water Rates	\$147/qtr (approx)
Type	Apartment
Sold Date	28/11/2020

Kate Fitzsimmons
0424 782 291
katef@ch.com.au

Alex Mastoris
0414 567 878
alexm@ch.com.au



APPROXIMATE AREAS	
Apartment	37 sqm
Store	5 sqm
Total	42 sqm
OUTGOINGS	
Council Rates	\$281 pq
Water Rates	\$147 pq
Strata Rates	\$465 pq

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DISCLAIMER: This information has been prepared as a guide only. The vendor and the real estate agent, Annandale Estate Agency Management Pty Ltd (trading as Cobden & Hayson Annandale), make no warranties as to its accuracy and all interested parties must rely on their own enquiries.

cobden & hayson