

Marrickville

7/106 Wardell Road



\$732k

Peace and privacy in an inner west hotspot

A quiet setting well back from the road ensures peace and privacy in this Adelphi Court apartment while a leafy outlook and fresh modern interiors give it an inviting feel. Just around the corner from Marrickville Park, the two-bedroom apartment offers excellent value in a high-growth suburb that last year was voted the 10th coolest neighbourhood in the world by Time Out. Offering easy access to the city, this bright and airy apartment is a short walk to the vibrant cafe and dining culture of this connected inner west creative hub.

- Secluded at the end of a private driveway with no traffic noise
- First floor with only one flight of stairs and one common wall
- Pleasant leafy outlooks from every room, 2 double bedrooms
- Open plan living and dining leads out to a private balcony
- Modern gas kitchen with ample storage and a full size laundry
- Updated bathroom with a bath and shower, affordable levies


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ADDITIONAL DETAIL

Council Rates	\$320/qtr (approx)
Strata Fees	\$636/qtr (approx)
Water Rates	\$150/qtr (approx)
Type	Unit
Sold Date	13/03/2021

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APPROXIMATE AREAS	
Internal Floorpace	70sqm
External	4sqm
Total	74sqm
OUTGOINGS	
Council Rates	\$320 pq
Water Rates	\$150 pq
Strata Rates	\$636 pq

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

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