



25 Edward Street Marrickville, NSW



### Smart Marrickville lifestyle in a handsome semi

This great-looking semi-detached terrace delivers an ideal low-maintenance retreat complemented by a deep backyard and secure parking from the rear. Fresh, bright and presented in great condition, the double storey residence provides a spacious home with a versatile interior layout, private outdoor spaces and plenty of potential to add more value down the track. It's the location that will truly appeal to buyers as it's very quietly set within a short walk to local cafes, neighbourhood parks, schools, as well as all the action along Marrickville Road.

**Price:** \$1,855,000  
**Council Rates:** \$340.00 p/q  
**Water Rates:** \$170.00 p/q



**George Spiroglou**

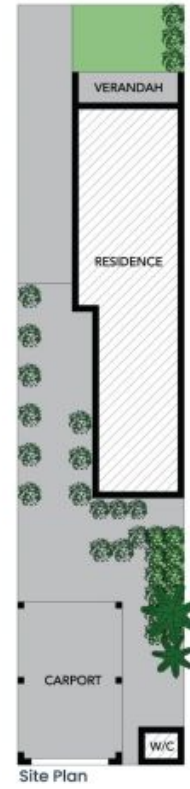
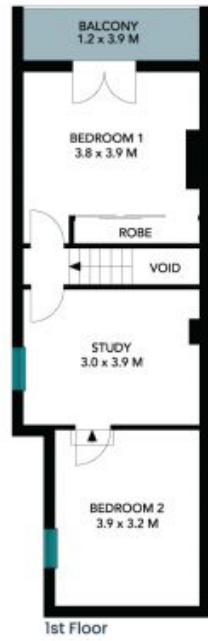
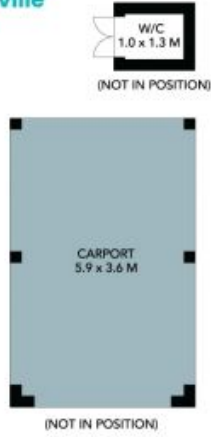
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**Adrian Vassallo**

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25 Edward St  
Marrickville



STONE



The site plan and floor plan are not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries. All other information provided has been collected from reliable sources but cannot be guaranteed for accuracy.

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1st Floor



Entry Level

STONE



The floor plan is not to scale, measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.