



45 Illawarra Road Marrickville, NSW

3 1 2 1

### ?Ferndale' elegant private residence with separate two ? storey flat/home office

Beautifully customised to create a series of inter-connected yet private destinations for quiet seclusion, family living or intimate entertaining, this double brick late-Federation home is brimming with character and emanates a distinct European-inspired ambience. The home works with the elements to maximise light and indoor/outdoor flow, blends classic architectural themes with tasteful updates and includes a self-contained flat/home office for added flexibility or income. Offering a lifestyle experience to be savoured, it presents as a true urban sanctuary moments to everyday essentials.

**Price:** Contact Agent  
**Council Rates:** \$334.00 p/q  
**Water Rates:** \$251.00 p/q



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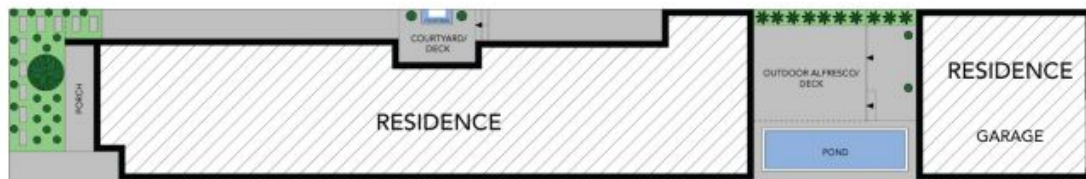
45 Illawarra Rd  
Marrickville



Upper Level



Ground Level



Site Plan



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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Upper Level



Ground Level



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.