



4/17 Marlborough Street Drummoyne, NSW 4 2 2

Near-bayside entertainer with rooftop water views

This solid brick townhouse just around the corner from Drummoyne Oval and Taplin Park offers low maintenance living on three levels including a private roof terrace featuring views of Five Dock Bay. One of only six residences in boutique 'Marly', the home delivers a haven of space, light and convenience with easy access to the village centre, quality schools and city transport.

- Well-kept complex just a short walk to amenities on Lyons and Victoria Roads
- Northwest deck, covered balcony and rooftop terrace for entertaining alfresco
- Spacious open living/dining and island gas kitchen with integrated appliances
- Four bedrooms with two of the three bedrooms upstairs sharing the balcony
- Master walk-in robe and ensuite, full bathroom, laundry/guest powder room
- High ceilings, stone and timber flooring, ducted air conditioning and vacuum
- Generous storage throughout, alarm security system and lock-up double garage
- City buses on Victoria Road and in the catchment for Drummoyne Public School

Price: Buyers Guide \$2,300,000
Council Rates: \$332.00 p/q
Water Rates: \$171.41 p/q
Strata Rates: \$2,362.75 p/q



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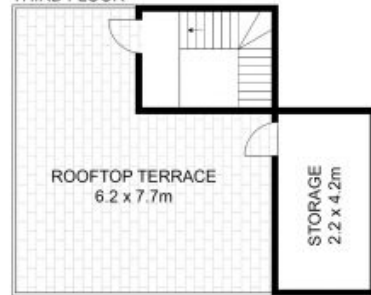
GROUND FLOOR



SECOND FLOOR



THIRD FLOOR



BASEMENT (NOT IN ACTUAL LOCATION)



4/17 Marlborough Street, **Drummoyne**

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