

180 Sydenham Rd, Marrickville, NSW 2204

Sold - 22/05/2021

House 3 1 1



## SOLD AT AUCTION - RICHARD PERRY 0418 863 969

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This wonderful fixer upper was sold under the hammer at Auction to a well deserving owner occupier. Price is undisclosed, you may call me on 0418 863 969 for further information.  
Anyone thinking of selling a house which needs a renovation, call me as you will be very surprised in what it is actually worth in todays market.

This is Your Opportunity - Freestanding house with rear lane car access

Tightly held within the same family for over 85 years, spanning five generations and once home to a very much loved and respected local postman, this house, once a local meeting spot, is full of local history and has been the centre for many happy family gatherings.

Don't judge a book by its cover, as this residence presents a golden opportunity to any home-renovator, professional builder, and novice flipper, in a 'Get-In' price bracket all within an easy stroll to everything in a high growth area.

Positioned next-door to a beautifully newly rebuilt home, which provides a fantastic real-life example of what could be built here (STCA) the home currently displays:

- A full cement block, freestanding dwelling with ample room to create parking at the back of the land (STCA) via the wide, "Warham Lane" as others have already done
- Three generously sized bedrooms, the main with home office area with high ornate ceilings
- A formal lounge room with fireplace and amazing coffered ceiling with timber flooring throughout
- A classic retro dining & kitchen with freestanding cooker, an abundance of storage
- An updated bathroom, with bathtub and combination shower and vanity storage
- A private and sunny rear yard provides unlimited scope to build out, or build up (STCA)
- 3 minute walk (270 metres) to Marrickville High School and a 7 minute walk (600m) to Marrickville Public School

Set on a level and deep 'labeled' block in an established residential area, being just a 5 minute walk (550 metres) to the hub of Marrickville's cafes, shops

### Listed By

Richard Perry

Andrew Knox

