

13 Philpott Street, Marrickville, NSW, 2204



House For Sale

Thursday, 14 November 2024

13 Philpott Street, Marrickville, NSW, 2204

Bedrooms: 3

Bathrooms: 1

Type: House



Andrew Fanos
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Basic Canvas live-in or rent while planning the improvements it deserves

Set in a prime inner-west location undergoing a vibrant transformation this home deserves a chic makeover with potential to add a second storey and ground floor open plan design subject to council approval. Live-in or rent it out while you make your future plans and improvements a reality to capitalize on its potential and location. You will love the abundance of lifestyle choices nearby and the semi-detached solid brick home which features high ceilings, two bedrooms, plus a third bedroom, child's room or study, separate living room and a basic kitchen and bathroom, double glazed windows and a private grassed rear yard with valuable side passageway to front of house.

- Semi-detached, federation facade with side passageway
- Untapped potential to improve and capitalize
- Good buying opportunity for investors, renovators, home occupiers
- 3 bedrooms, separate living/dining room
- Basic kitchen and bathroom
- Sundrenched rear yard
- External laundry/store, 2nd w/c
- Double glazed windows, high ceilings
- 300m to Enmore Park, Vic on the park hotel, live music venues,
& Enmore Park/aquatic centre, Addison Road precinct
- 850m to Metro shopping Centre,
& Enmore Rd eateries, wine bars, Enmore Theatre
- Short commute to electric King Street Newtown
- 600m walk to Newington College
- Council rates \$400.28 / Water rates \$195.02 p/q approx.

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