



23 Charlotte Avenue Marrickville, NSW



### Bearing many of the hallmarks of its traditional heritage

Bearing many of the hallmarks of its traditional heritage, this warm and inviting home is ready for you to take advantage of its original features and bring a modern touch, direct trains to the city shops are a stroll away

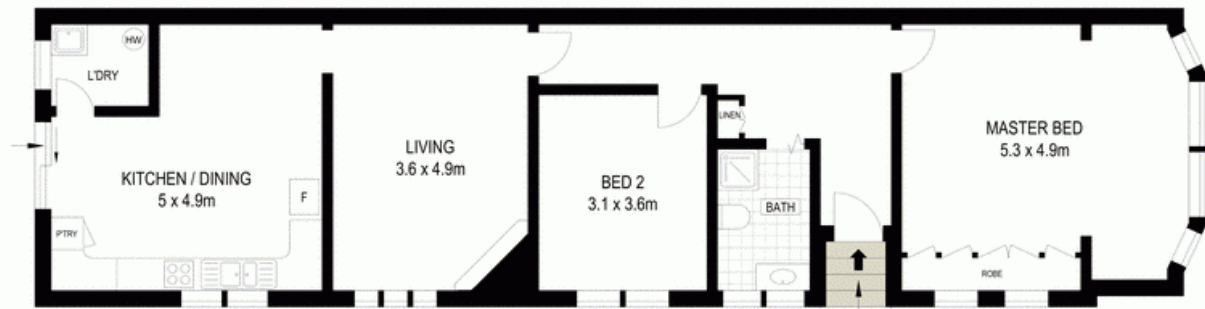
- Character filled interiors with superb separation of spaces
- Graceful lounge with gas heating and fireplace nook
- Large main bedroom with huge built-in wardrobe
- Well appointed eat-in kitchen and internal laundry
- Long hallway with stunning 12 foot ceilings
- Rare free standing secure garage with side access
- Sunny courtyard with views towards the city
- Functional bathroom with shower and adjoining linen press
- All main living areas carpeted and original woodwork
- Identified possible future high rise precinct STCA
- Quiet address near eateries and city trains

For more details please visit <https://www.gyproperty.com.au/5577411>

**Gilbert + Younan Sales**



SITE PLAN (NOT TO SCALE)



0 1 2 3 4 5



Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

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**McGrath**

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