



9 Ruby Street Marrickville, NSW



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Charming home in sought-after location

This charming character-filled Bungalow, nestled in a quiet corner of Marrickville, offers relaxed family living in an elevated, north-east facing position. The home features two large bedrooms, a separate lounge room, and a generous eat-in kitchen with stone finishes and quality appliances, ideal for easy cooking and entertaining.

Retaining beautiful original features, including timber work and ornate ceilings, the home perfectly blends period charm with modern comforts. Ducted gas central heating ensures year-round comfort, while the flexible layout offers a potential third bedroom or study at the rear of the property.

Set on a 227.6 sqm block, the backyard is a tranquil retreat, with a grass yard leading to a pergola, perfect for outdoor relaxation. The home includes a well-equipped bathroom, two toilets, and additional storage in the attic for seasonal items or personal belongings. A handy wine cellar is accessed via the lounge room, adding a unique touch to the home.

With a fantastic location just steps from vibrant cafes, shops, Marrickville Station, breweries, bars, and parklands...

- Charming 2 bed Bungalow with period features & modern comforts
- Flexible layout for third bedroom or study, ducted gas central heating
- Spacious eat-in kitchen with stone finishes and quality appliances
- Tranquil backyard with pergola - perfect for entertaining or relaxing
- Handy wine cellar accessed via the lounge room and storage in attic
- Prime location near cafes, transport, bars and Marrickville Metro

**All information in this document has been gathered from various third-party sources we believe to be reliable; however, we cannot guarantee its accuracy, and we accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements in this document. Prospective purchasers are advised to carry out their own investigations and rely on their own inquiries.

Price: SOLD | Time Realty

Council Rates: \$436.00 p/q

Water Rates: \$196.00 p/q

Adam Scappatura Frank Settineri

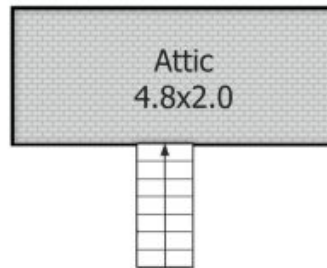
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PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.



(NOT IN POSITION)



(NOT IN POSITION)



9 Ruby St
MARRICKVILLE

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