



35 Philpott Street MARRICKVILLE, NSW

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## Charming Three Bedroom Cottage

Full of character and appeal, this freestanding Federation-era cottage radiates charm by combining fresh interiors, many traditional features and a private outdoor area.

It offers an easy low maintenance residence with good proportions throughout and a good sized level block with direct access to a large easement at the rear.

This attractive full brick home is ready to enjoy a perfect blend of charm, space, privacy and convenience with all lifestyle attractions including Enmore Park, Marrickville Metro Shopping Centre and a choice of cafes a short stroll away.

### Features:

- \* High ceilings, polished floors and original fireplaces
- \* Spacious lounge room plus a separate dining area
- \* Three bedrooms with built-ins

To confirm your attendance, and ensure that you are able to inspect the property, please r

## Holding Deposit Received - Contact Agent

**Type** : House  
**Date Available** : Friday, 20th October 2023  
**Land** : 247 m2  
**Bond** : \$4,000.00

**Jake Felicioni**

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