



Marrickville, NSW
409/180 Livingstone Road

1 BED **1** BATH



Cozy Urban Retreat in Marrick & Co Development
Discover urban living at its finest in this sophisticated one-bedroom apartment within the Marrick & Co development by Mirvac. Designed for modern comfort and style, this unit offers a perfect blend of luxury and functionality. Located close to public transport, local parks, Marrickville Library, and a vibrant retail and dining scene, this apartment is perfect for singles or couples seeking a dynamic lifestyle.

- ? Spacious one-bedroom unit with ample natural light.
- ? Generous balcony for outdoor relaxation and entertainment.
- ? Kitchen with reconstituted stone benchtops & premium appliances.
- ? Ducted air-conditioning for year-round comfort and efficiency.
- ? Access to communal gardens and terrace with city views & BBQ.
- ? Sustainable features include rainwater capture & energy-efficient systems.

Buyers Guide \$800,000
Council Rates: \$353/qtr (approx)
Strata Rates: \$1,017/qtr (approx)
Contact: Emma Symonds
 02 8588 8888
 0412 660 011
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Type: Apartment
<https://www.resbymirvac.com>



The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

Internal Area	60 sqm
External Area	10 sqm
Total Area	70 sqm

Plans shown are only indicative of layout. Dimensions are approximate.

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