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**Real Estate Services by**  
**Mirvac**  
**0285888888**

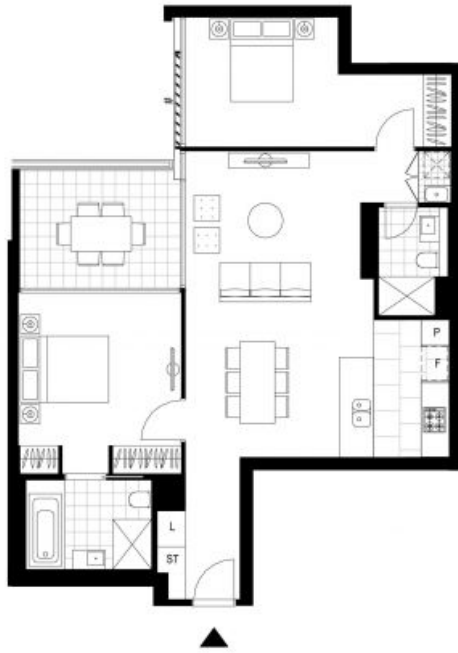
**711/180 Livingstone Road Marrickville**  
**Award Winning Two Bedroom in Marrick & Co.**

**Council Rates** \$373/qtr (approx)  
**Water Rates** \$1,080/qtr (approx)  
**View** Sat, 28 Sep 2024  
 @10:20 am - 10:50 am  
**Contact** Emma Symonds  
 0412 660 011  
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**Type** Apartment  
**Land** 95 m2

Step into the perfect blend of style, sustainability, and community living with this 95 sqm sunlit two-bedroom apartment in the award-winning Marrick & Co, a Mirvac development. Recognized under the One Planet Living framework, this eco-conscious residence faces east, capturing abundant morning sunlight and offering tranquil views of beautifully landscaped communal gardens. Located near local cafes, shops, and transport, the apartment also boasts convenient proximity to the Marrickville Library and Pavilion, enhancing the lifestyle experience.

- ? East-facing living and dining area filled with natural light.
- ? Two generously sized bedrooms with built-in wardrobes.
- ? Year-round comfort with ducted air-conditioning.
- ? Miele appliances for premium cooking and convenience.

This



LEVEL 2, 3, 4, 5, 6, 7

LOT No. 18  
28  
38  
48  
58  
67

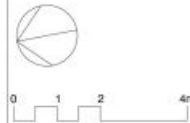
**LOCATION PLAN**



**2 BEDROOM APARTMENT**

**Total Strata Area 95 m<sup>2</sup>**

Area subject to final survey, area includes balcony and/or terrace where applicable. It excludes parking and external storage areas.



Please note that the floor plan was produced prior to completion of construction. The information contained herein is believed to be correct but is not guaranteed. Dimensions and areas are approximate. Changes will undoubtedly be made during development and subject to change without notice in accordance with the provision of the contract for sale. The furniture and furnishings depicted are not included with any sale and furnishings should not be taken to indicate the final position of power points, TV connection points and the like. Prospective purchasers must refer to the contract for sale for the list of inclusions. All graphics, including the layout, bathroom, planting, fixtures and furnishing devices, are indicative only.

**NOTE:** Built-in necessary for services are not depicted. Floor plans are at an unspecified scale. Plans do not show additional features within each lot such as hot water systems, service yards, intercoms and side and rear retaining walls. Purchaser option noted on floor plans is located on some lots only and is available at purchaser cost only at time of sale 30.03.2017 [R]

# Sliding Screen

For further enquiries  
call 02 9080 8888 or visit  
marrickandco.mirvac.com

