



#### 40 Shepherd Street Marrickville NSW

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Centrally located to numerous lifestyle attractions, Enmore Park, aquatic center and Addison Road markets, this roomy, semi-detached Victorian residence boasts period character with a timeless contemporary extension.

- ? Separate sitting room offering flexible living
- ? High ceilings, timber floors and original fire surrounds
- ? Stylish kitchen with stone bench tops and gas appliances
- ? Adjoining dining, casual sitting area with garden outlook
- ? Three double bedrooms, built-ins, main with wide balcony
- ? Wide passage with atrium garden and modern bathroom
- ? Easy access from 3rd bedroom to large attic storage
- ? Lush private courtyard, rear street access to garage
- ? Situated in the heart of Marrickville's artisan precinct
- ? Stroll to excellent schools and city-bound transport

**Land Size** : 183 sqm  
**View** : <https://www.thepropertysellers.com.au/sale/nsw/inner-west/marrickville/residential/house/5927530>



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