



## Marrickville, NSW

601/178 Livingstone Road

**1**  
BED

**1**  
BATH



### Stylish living in the community-oriented Marrick & Co development

Offering community living at its best, this 60sqm apartment enjoys a 6th floor position in the desirable eco-friendly Marrick & Co building. It boasts sleek, modern living with a seamless open plan in/outdoor design and lovely outlooks. The Common provides a central hub for residents plus a shared rooftop with a barbeque and pizza oven.

- ? Living/dining flows to covered balcony with charming views
- ? Roomy living/dining area flows to sizeable covered balcony
- ? Open plan stone kitchen, gas stainless steel Smeg cooking
- ? Generous bedroom with built-in robe, designer bathroom
- ? Internal laundry, ducted air conditioning, security with lift
- ? Manicured grounds, fitness classes, near Library and Pavilion

### Contact Agent

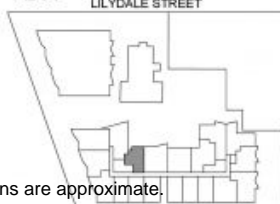
**Council Rates:** \$325/qtr (approx)  
**Strata Rates:** \$518/qtr (approx)  
**Contact:** Matthew Matthews  
 02 8588 8888  
 0418 266 590  
**Type:** Apartment  
**Sold Date:** 05/10/2021  
<https://www.resbymirvac.com>



LEVEL 3, 4, 5, 6, 7

LOT No. 103  
112  
121  
130  
139  
148

#### LOCATION PLAN



#### 1 BEDROOM APARTMENT

Total Strata Area 60 m<sup>2</sup>

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



Please note that this 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, balustrades, planting, louvers and sunshading devices, are indicative only.

NOTE: Bulkheads 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, letterboxes 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 27.01.2017 (A)

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

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