

ADRIAN WILLIAM

6 David Street, Marrickville

A masterful union of Federation craftsmanship and contemporary architectural design, where soaring interiors and exquisite finishes unfold to outdoor entertaining.

SLEEP 5 BATHE 5 PARK 4



THE NEIGHBOURHOOD

TRANSPORT

Marrickville Road Buses
150m
Marrickville Trains
750m
Sydenham Metro
2km

SCHOOLS

Casimir Catholic College
400m
Marrickville High School
800m
St Maroun's College
1.1km

COFFEE

Side Story Cafe
250m
Coffee Drip Cafe
300m
Sienna's Cafe
600m

PARKS & RECREATION

Jarvie Park
750m
McNeilly Park
900m
Marrickville Park
1.1km

THE PROPERTY

BUILT

Original Federation built in
1918

RENOVATED

Renovated by AlphaMade in
2026

RENTAL POTENTIAL

\$3,000 p/w

CURRENT OCCUPANCY

Vacant Possession

SIZE

Internal 235.9sqm
Land Size 670.3sqm

ORIENTATION

North-West facing facade

RATES

Council \$830 p/q
Water \$247 p/q

LOCAL COUNCIL

Inner West Council

CLIMATE

Daikin ducted air-conditioning

NBN

Hybrid Fibre Coaxial (HFC)

FLOORING

Engineered oak floorboards
Travertine porcelain tiles
Carrara, Botticino, Emperador
and Nero Marquina checkered
marble tiles

COOKING

Fisher & Paykel kitchen suite
Kings Bottle wine fridge
Beefeater barbecue



FLOORPLAN

The floor plan shows a 3-bedroom house with a garage, swimming pool, and various living areas. The layout includes:

- Garage:** 36m², containing two cars.
- Swimming Pool:** SWIM, 13m².
- Living Areas:**
 - LIVE:** 5.5 x 10.0, H: 4.1m.
 - DINE:** 5.5 x 10.0, H: 4.1m.
 - RELAX:** 13m².
 - LIVE:** 4.3 x 4.3.
 - SUN:** 17m².
- Kitchen:** COOK, 2.8 x 5.2, featuring a bench, wash, and sink.
- Bathrooms:** BATH, 5.5 x 3.8; BATH, 3.7 x 3.7; BATH, 3.8 x 3.0; BATH, 3.8 x 3.0.
- Sleeping Areas:** SLEEP 1, 5.5 x 3.8; SLEEP 3, 3.7 x 3.7; SLEEP 2, 3.8 x 5.4; SLEEP 4, 3.8 x 3.0; SLEEP 5, 3.8 x 3.0.
- Other Features:** TV, BAR, WF, DESK, ROBE, FIRE, SKY, BATH, TV, COOK, BENCH, WASH, SINK, BUTLER, OV, BBQ, STORE, DAVEED/STORE, POOL, STORE.

INTERNAL 235.9m²
LAND SIZE 670.3m²

Ground floor

INTERNAL 235.9m²
LAND SIZE 670.3m²



The site plan shows a large rectangular building footprint with a complex, angular roofline. To the left of the building is a parking area with several car symbols. To the right of the building is a landscaped area with trees and shrubs. A small rectangular area labeled 'SWIM' is located to the right of the building. The plan is oriented with David Street at the top.

NOT TO SCALE

Disclaimer: Information contained in this document are from sources we believe to be accurate however all interested persons should rely on their own enquiries. All dimensions are approximate.

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