



37 Railway Street Petersham, NSW

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### 'Levenbank', a well sized single level home at enviable address

Positioned at a highly sought-after address, 'Levenbank' is renowned for its lifestyle convenience. This quality freestanding home is a prime choice for families looking to upsize. Boasting a radiant east aspect, it provides a well proportioned single level design graced with original details, along with private outdoor living. It's a short stroll to cafes, trains, Petersham Park and Fanny Durack Aquatic Centre.

**Price:** \$3,075,000

**Council Rates:** \$550.00 p/q

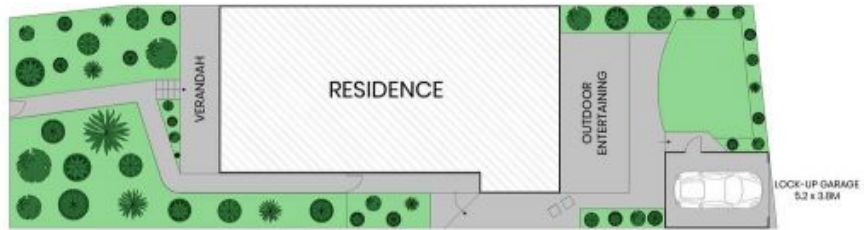
**Water Rates:** \$300.00 p/q



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Site Plan



Internal Living: 150sqm  
External Living: 46sqm  
Total Living Area: 196sqm



The site plan and floor plan are not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries. All other information provided has been collected from reliable sources but cannot be guaranteed for accuracy.

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The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.