



25 Albert Street Petersham, NSW

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### Splendid family home with inspiring potential

Occupying a stunning 582sqm block on a quiet street, the spacious interiors of this freestanding dual level home combine beautifully maintained period details with chic updates, offering a wonderful haven for busy family life and relaxed entertaining. Its ideal location sees top schools, cafes, shops, parks and transport within a 750m radius, with the bustle of Enmore Road just over 1km away.

- Four bright upper-level bedrooms, the main opens to a cosy casual sitting room
- Downstairs fifth bed plus rumpus, sleek bathroom, laundry, and generous porch
- Contemporary dine-in chef's kitchen with stone benchtops and Smeg appliances
- Combined living and dining area with glass sliding doors to entertainers' deck
- Charming period details include soaring ceilings polished timber floorboards
- Off-street parking, independent side entry to lower level, solar installation
- Beautifully tranquil back garden with level lawn, low-maintenance front yard
- Eminently liveable as is, with good scope for an imaginative renovation (STCA).

**Price:** \$3,470,000  
**Council Rates:** \$583.62 p/q  
**Water Rates:** \$194.00 p/q



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25 Albert Street  
Petersham



Lower Ground Floor

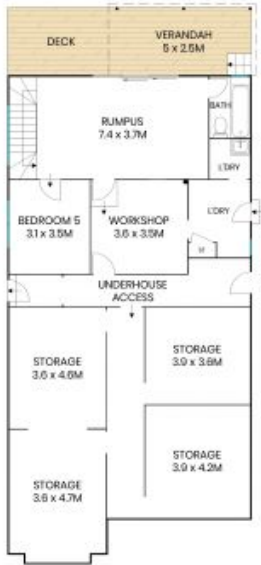


Ground Floor



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.

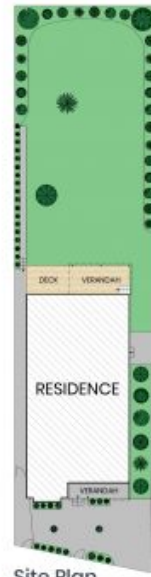
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Lower Ground Floor



Ground Floor



Site Plan

Internal Living: 301sqm  
External Living: 441sqm  
Total Living Area: 583sqm



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.