

Marrickville

361-363 Livingstone Road



\$2.7m

Once-in-a-lifetime chance to acquire a huge family estate

An extremely rare opportunity exists to secure a supremely spacious Marrickville property on an expansive 1,044sqm block with rolling park-like grounds. Held by the same family for more than 35 years, this freestanding double fronted residence combines space, scope and location to deliver a truly amazing home that is freshly presented and in immaculate condition. It will bring fantastic rewards for those wishing to live in a light filled traditional home with the Cooks River parklands at the end of the street and Marrickville's shops and transport all easily accessible on foot.

- A classic double brick facade makes a great first impression
- Classically presented with high ceilings and traditional details
- Light filled open living space with crisp polished flooring
- An elevated aspect with sweeping views over the area
- Four double bedrooms plus modern bathroom and extra WC

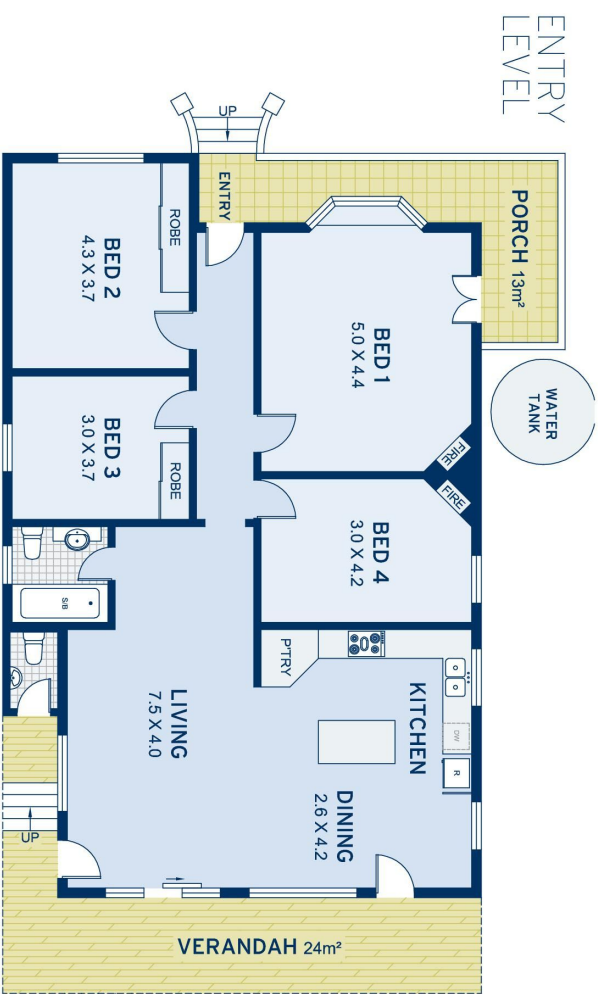


ADDITIONAL DETAIL

Council Rates	\$625/qtr (approx)
Water Rates	\$227/qtr (approx)
Type	House
Sold Date	13/05/2020
Land	1044 Square Metres

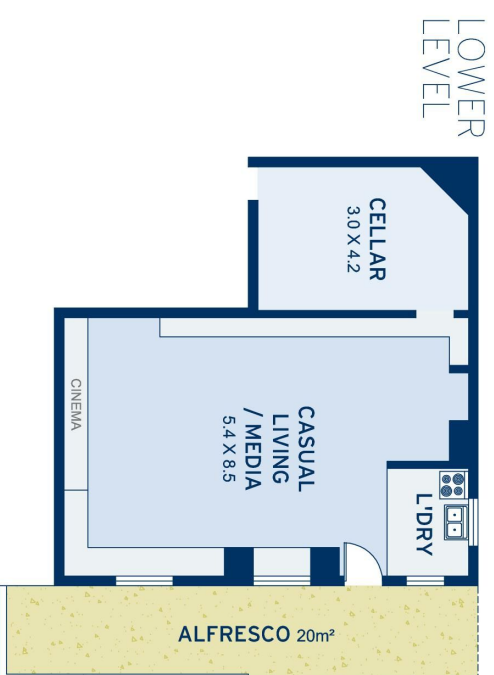
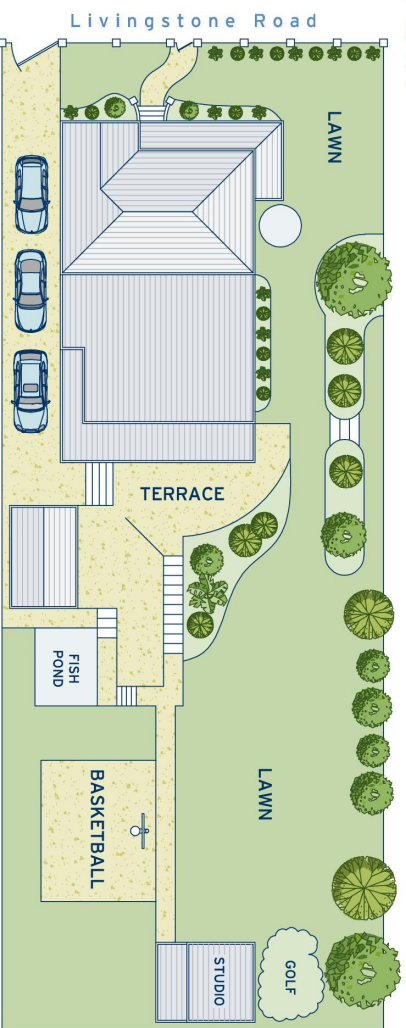
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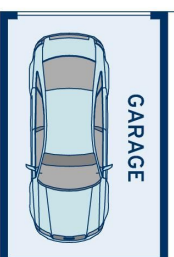


ENTRY LEVEL

SITE PLAN



LOWER LEVEL



APPROXIMATE AREAS	
Entry Level	135sqm
Lower Level	60sqm
Garage	16sqm
Studio	12sqm
Land Size	1044sqm
OUTGOINGS	
Council Rates	\$625 pq
Water Rates	\$227 pq



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DISCLAIMER: This information has been prepared as a guide only. The vendor and the real estate agent, Annandale Estate Agency Management Pty Ltd (trading as Cobden & Hayson Annandale), make no warranties as to its accuracy and all interested parties must rely on their own enquiries.

cobden & hayson