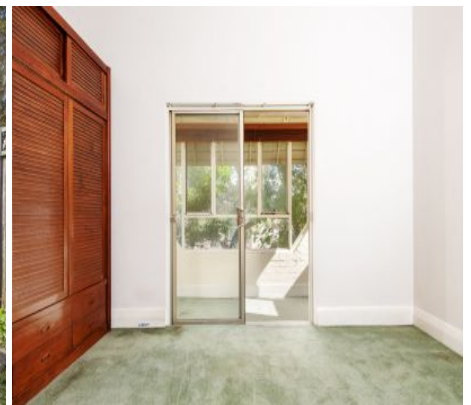


Leichhardt

17 Flood Street



\$1.17m

Cottage charm and superb potential

Explore the potential offered by this freestanding character home and capitalise on its family friendly setting an easy level stroll to MarketPlace and neighbourhood parks. Fresh interiors, generous proportions and a lovely grassed garden with rear lane access offer the ideal foundations for creative redesign.

- Deep approx 272sqm with a wide frontage and dual access
- 2 good-sized double bedrooms, the main with a sunroom
- Separate living and dining rooms plus a garden sunroom
- Modern gas kitchen, tidy bathroom with a separate W.C.
- Lovely child-friendly garden with ample room to extend
- Oversized lock-up garage, 100m to a child-friendly park
- A level 300m to Leichhardt MarketPlace shops and caf?s
- Approx 5km to the CBD, stroll to transport and schools

		
2	1	1

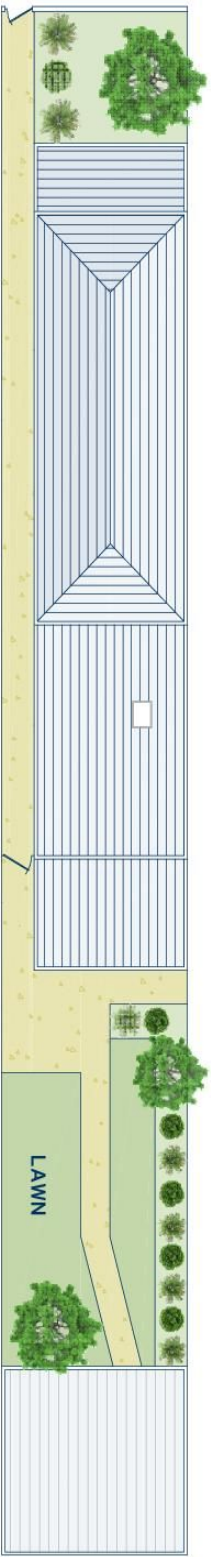
ADDITIONAL DETAIL

Council Rates	\$395/qtr (approx)
Water Rates	\$280/qtr (approx)
Type	House
Sold Date	09/05/2015
Land	272 Square Metres

Kelly Petrini

kelly@ch.com.au

SITE PLAN
Flood Street



Rear Lane



LEVEL ONE



LEVEL TWO



APPROXIMATE AREAS	
Internal Floor Space	103sqm
Garage	26sqm
External	143sqm
Land Size	272sqm
OUTGOINGS	
Council Rates	\$395 pq
Water Rates	\$280 pq

Leichhardt
17 Flood Street

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

cobden & hayson