

**21 Daniel Street, Leichhardt, NSW 2040**



**House For Sale**

Wednesday, 8 November 2023

21 Daniel Street, Leichhardt, NSW 2040

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Area: 372 m2**

**Type: House**



David Eastway  
0410615195



James Price  
0415948178

## Auction

A peaceful position in one of Leichhardt's premier pockets provides the perfect setting for this attractive freestanding cottage offering a lifestyle of immediate functionality along with exceptional future potential. It's quietly tucked away on a generous and wide fronted allotment and presents a great chance to add some excellent value to a substantial property with scope to renovate or completely knockdown and rebuild, plus there are architect plans available for dual occupancy and duplex development (STCA). Here is an opportunity for buyers to enter this premium family neighbourhood and enjoy a solid well presented property or transform it to perfectly suit their needs. Neat and tidy four-bedroom home in good liveable condition. Good-sized east-to-rear level block with a wide street frontage. Private and leafy backyard includes a covered entertainment area. A separate studio and storeroom with bathroom at the rear. Side driveway access and off-street parking for three or more cars. Excellent scope for an update, renovation or a fresh start (STCA). Plans available for subdivision and duplex development (STCA). In a quiet low-traffic street, footsteps to parklands and the light rail.