

**32 Flood Street, Leichhardt, NSW 2040**

**House For Sale**

Friday, 26 January 2024

32 Flood Street, Leichhardt, NSW 2040

**Bedrooms: 7**

**Bathrooms: 3**

**Parkings: 3**

**Area: 400 m2**

**Type: House**



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## Auction

Capitalising on a level block of approx. 400sqm with two street fronts, this is a rare find for astute investors that can deliver three rental streams. Superb upgrades to the main family home were completed in recent years, rejuvenating interiors with new flooring and fixtures for a fresh and modern feel. Providing three bedrooms, it features generous living space, air con and a quality gas kitchen. Accessed via the rear of the home, the lower level reveals a conversion into a self-contained apartment, while the renovated two-bed granny flat is the third residence in this unique equation. Overall, this property is immediately appealing in its current form, while the enticement to develop (STCA) might eventually prove too much to ignore. The home has enormous potential, create a stunning oversized family home or reap the rewards of multiple revenues in this ultra-convenient location, close to cafes, shopping centres, schools, Norton Street restaurants, city buses and three light rail stations. Property Features: - Double brick main home with wide double-fronted floorplan - Generous lounge room & dining room for family gatherings- Upgraded kitchen with five-burner gas stovetop, Bosch oven- Bedrooms feature ceiling rosettes & mirrored built-in robes- Stylish bathroom with frameless glass shower & a bathtub- Air conditioning & solar panels were installed in recent years- Spacious courtyard gets plenty of sunshine, room for potting- Basement apartment is tiled & has combined bath/laundry- Modern granny flat with sleek stone benchtops & air con- Create a stunning oversized family home or reap the investment rewards- Potential for 3 Rental Incomes Totalling approx. \$2000pw - 2 Bed Granny Flat \$580pw, Lower Level 2 Bed Apartment \$450pw, Upper Level 3 Bed \$1000pw- Triple onsite parking from George St + council parking permits- Only 350m from Marketplace Shopping Centre Leichhardt, Cafes and Restaurants - 1.2km to Norton St, Walking Distance to Two Light Rails (Marion & Taverners Hill)- 550m to Lewisham Station, 230m to Petersham Park, Fort Street High