

# 47 James Street, Leichhardt, NSW 2040



## House For Sale

Thursday, 13 June 2024

47 James Street, Leichhardt, NSW 2040

**Bedrooms: 3**

**Bathrooms: 1**

**Area: 232 m2**

**Type: House**



David Eastway  
0295602040



James Price  
0295602040

## Auction

A relaxing retreat of quality, space and light-filled design, this beautifully upgraded Federation gem captures the essence of Leichhardt's urban charm with its fresh open living spaces, private alfresco areas and effortless indoor-outdoor layout. The freestanding home showcases classic period details and modern finishes with an easy single-level layout and an elevated position on the high side of the road. This peaceful enclave is one of the area's best leafy streets and is well-positioned for quick and easy access to Pioneers Memorial Park, the light rail, schools, shopping and all of Norton Street's lifestyle attractions. Presented in the classic tradition yet designed for a modern lifestyle. Bright northerly side aspect and light-filled living and dining spaces. Large fold-out doors that open seamlessly onto the outdoor area. A covered alfresco dining patio and an east-facing grassed garden. Contemporary gas kitchen with stone benches and high-end fittings. The three double bedrooms all feature custom built-in wardrobes. Lovely ornate ceilings, original fireplace and sleek timber flooring. Set in a wide tree-lined street with lots of parking for residents. Architectural plans for a 4 bed, 2 bath open plan double storey living (subject to approval).