

# 101 Flood Street, Leichhardt, NSW 2040



## House For Sale

Wednesday, 3 July 2024

101 Flood Street, Leichhardt, NSW 2040

**Bedrooms: 3**

**Bathrooms: 3**

**Parkings: 5**

**Area: 349 m2**

**Type: House**



David Eastway  
0295602040



James Price  
0295602040

## Auction

This unique freestanding property represents an exciting opportunity to acquire a versatile business & residential package in the popular Leichhardt community. It has been stylishly renovated, is presented in immaculate condition, and features a flexible dual-level layout that offers many possibilities, along with plenty of off-street parking. The property is well appointed throughout, offering an excellent work-from-home base, commercial headquarters, or a great investment prospect, with vibrant cafes, shops, and light rail connections all just a stroll from the front door. A quality mixed-use building with business and residential zoning. Two massive living rooms, quality fittings and soaring 14.5m ceilings. Three bedrooms or office spaces plus bathrooms and two kitchenettes. Potential to reconfigure the layout into two self-contained apartments. A private and easy-maintenance backyard plus a huge upstairs terrace. Air-conditioning, excellent security plus parking for at least four vehicles. Scope to use as a family residence, business or work-from-home base. A prime location just one block from MarketPlace shops and amenities.