

**6/188 Flood Street, Leichhardt, NSW 2040**



**Unit For Sale**

Sunday, 23 June 2024

6/188 Flood Street, Leichhardt, NSW 2040

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Jon Brookes  
0295468666



Glenn Rosier  
0411103070

## By Negotiation

The team at Brookes Partners Real Estate are proud to exclusively promote this unique opportunity to secure a north-west facing apartment complete with own designated parking in a boutique security block of 8 only guaranteed to suit owner occupiers, first home buyers and astute investors alike. Set in a highly sought and convenient location only footsteps to Leichhardt's vibrant café society, eateries and restaurant precincts and only moments to local "Market Place Shopping Mall", parklands, schools, light rail station and all conveniences. - Coveted north-west facing aspect with sun-filled interiors- No common living walls- Boutique complex of 8 only - Ground floor position ( no stairs )- Open plan living and dining areas- Generous sized bedroom with built-in robe - Bathroom includes bath tub with shower provisions- An exclusive internal laundry room shared by two residences only- Well maintained security complex - Own parking registered on title - Suit both owner occupiers and astute investors alike- Highly sought convenient location- Available with vacant possession or excellent existing tenant - Light rail station and Hawthorne Canal Park nearby- Only footsteps to vibrant malls, cafes, eateries, schools, transport and reserves- Easy access to Sydney CBD, waterways, Harbour & arterial roadways For further details please contact Jon Brookes 0416069169, Glenn Rosier 0411103070 and the team at Brookes Partners Real Estate on 95445555.