



88 Allen Street Leichhardt, NSW



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Large land set over two lots

Introducing a once-in-a-lifetime opportunity in the highly coveted suburb of Leichhardt! Nestled across two expansive lots in one of the area's premier addresses, this property beckons you to envision and create the home of your dreams or even 2 separate residences, subject to council approval (STCA).

With an impressive street frontage of 15.24 m (approx.) and substantial landholding spanning approximately 594.36 sqm, this property presents endless potential & limitless possibilities. Picture yourself crafting a bespoke sanctuary perfectly tailored to your lifestyle or seizing the opportunity to develop two distinctive homes, each with their own title (STCA).

Currently gracing the land is a solid and well-maintained home, ready for you to move straight into or lease out while you plan your grand vision. Boasting 3 comfortable bedrooms, 2 well-appointed bathrooms, generous living and dining areas and spacious kitchen, this residence provides a solid foundation to build upon. Step outside into the vast and enchanting garden, a private oasis offering serenity and room for outdoor entertaini...

- 594.36 sqm (approx.) with 15.24 m street frontage (approx.)
- Potential for 2 separate residences with separate titles (STCA)
- Solid home with 3 bedrooms, 2 bathrooms & off-street parking
- Opportunity to move in, rent out or develop, the choice is yours
- Close to transport, Norton St, buses, light rail, bay run & parks

* All information in this document has been gathered from various third-party sources we believe to be reliable; however, we cannot guarantee its accuracy, and we accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements in this document. Prospective purchasers are advised to carry out their own investigations and rely on their own inquiries.

Price: SOLD | Time Realty
Council Rates: \$525.00 p/q
Water Rates: \$159.00 p/q

Adam Scappatura **Frank Settineri**

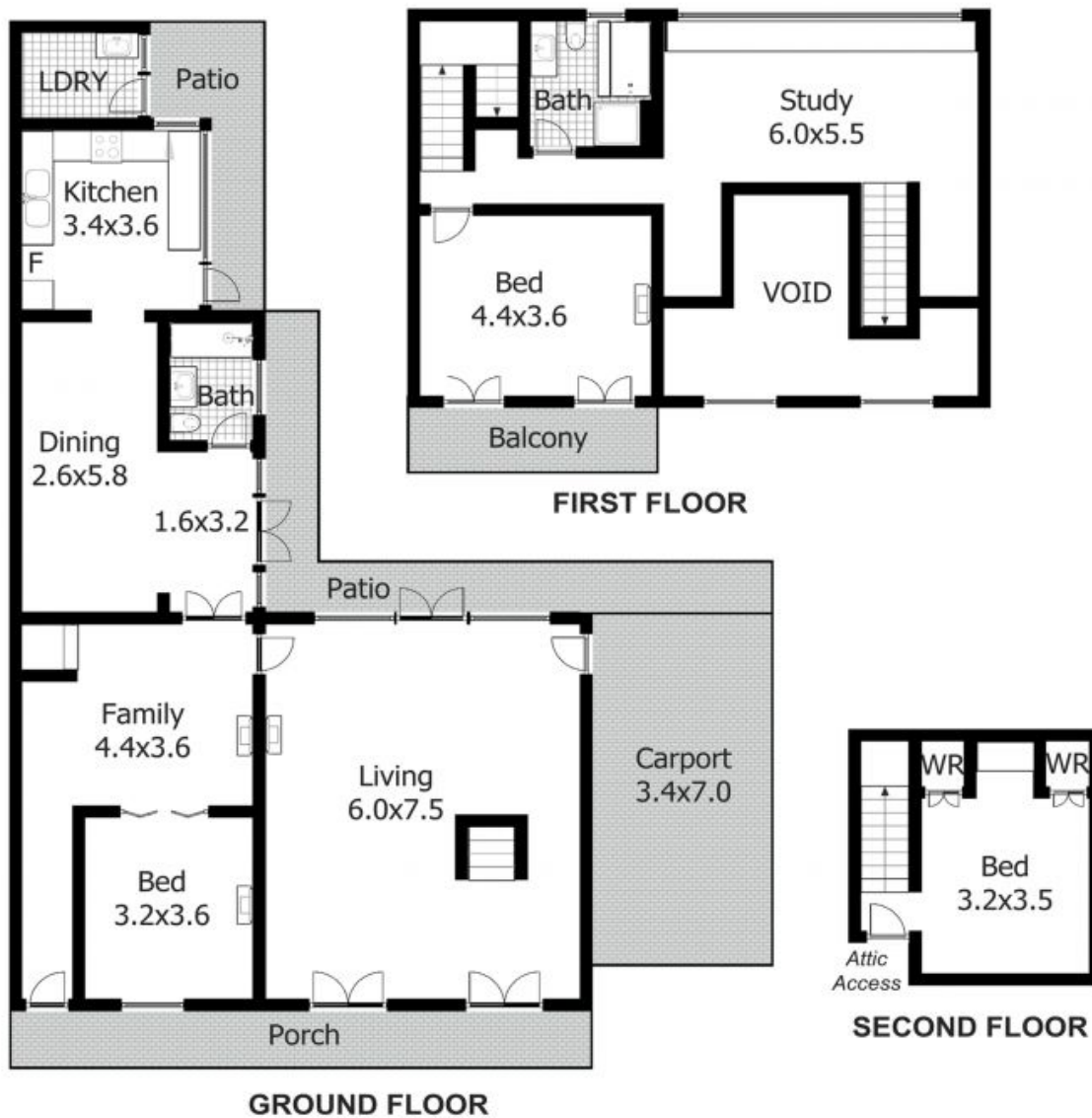
0413 355 481

0414 889 319

SITE PLAN



FLOOR PLAN



PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.



88 Allen St
LEICHHARDT

EST — 1979
time