

**SOLD**

**ULTRA-CONVENIENT LOCATION OFFERING  
ENDLESS OPPORTUNITIES**

Proud standing, classic 2-bedroom terrace offers the chance for a new family to embrace its wonderful character or add further value. Situated in a highly sought-after position in the heart of Leichhardt offering the perfect balance between privacy and easy walking access to all amenities.

Its easy-to-manage layout offers excellent style and charm while there is a sun soaked courtyard for ideal for entertaining. The property is presented in fantastic condition and is ideally located amongst Norton Streets' thriving retail, dining and entertainment precinct just a steps away.

- Traditional floor plan with timber floorboards set beneath high ceilings
- Lounge room with ornate cast iron fireplace & outlet for gas heater
- Light filled dining room, well appointed kitchen with dishwasher
- Stylishly appointed bathroom and laundry with ample storage and cabinetry.
- Bright and airy East facing upstairs bedroom with aircon and built-in robe plus generously sized storeroom/attic room.
- Generously sized 2nd bedroom with built in
- East facing easy care backyard with paved entertaining area and large garden/storage shed.
- This well-appointed terrace offers ample scope for the new owner to extend/renovate and create their dream home.
- Secure pedestrian rear lane access from Allen St.
- Gas bayonets in the living room & outside for BBQ
- The functional floor plan allows the perfect opportunity for those working from home or an ideal opportunity for a home business. (STCA)
- Plenty of potential to extend, renovate and redesign (STCA)

Land Area: 171sqm Approx.  
Internal Size: 86sqm Approx.

Approx Built: 1929

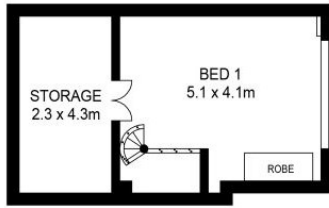
**2 BED | 1 BATH | 0 CAR**

**PRICE:**  
**\$1,450,000**

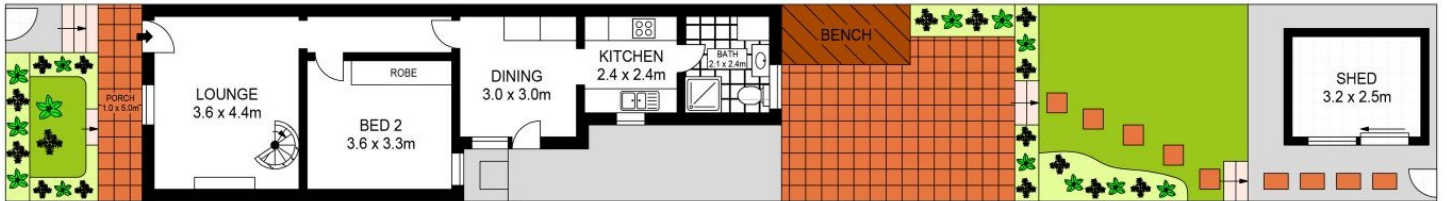
**OPEN FOR INSPECTION:**  
**N/A**



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FIRST FLOOR



GROUND FLOOR



PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.  
All information contained herein is gathered from sources we believe to be reliable, however we cannot guarantee its accuracy and interested persons should rely on their own enquiries. Ref. No: 15176

APPROXIMATE AREAS

INTERNAL : 86m<sup>2</sup>  
EXTERNAL : 13m<sup>2</sup>



203 NORTON STREET

LEICHHARDT

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.