



21 Coleridge Street Leichhardt, NSW



### Freestanding character haven with space, light & charm

This solid character home starts with its attractive, freestanding facade and spreads through its bright interior spaces to a private garden at the rear. Supremely located on the Annandale/Leichhardt border with easy access to both lifestyle hubs, it offers a charm-filled retreat with modern updates and original features, and plenty of potential to add even more value in the future. Smartly presented throughout and ready to move straight in and enjoy a prime location that's strolling distance to neighbourhood parks, local cafes and buses, with quick access to Norton Street and Booth Street amenities.

- User-friendly layout with separate lounge room and living space
- Smartly presented with fresh decor and polished timber flooring
- Character features including high ornate ceilings and cornices
- A sunlit entertainment deck and private garden at the rear
- Secure parking and underdeck storage with rear lane access
- Two double bedrooms, full bathroom and a well-appointed gas kitchen
- Excellent potential to add a second level and capture city views (STCA)

**Price:** \$2,100,000  
**Council Rates:** \$257.00 p/q  
**Water Rates:** \$195.00 p/q



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