



**151 Marion Street, Leichhardt NSW 2040**

## UNDER CONTRACT - Shop & Residence Just 15 minutes from the City

Situated in an exciting location, directly opposite the entrance to Market Place Leichhardt Shopping Centre, this property features great exposure to pedestrian and vehicular traffic.

Currently operating as a Laundromat at ground level with rear access and double garaging and the second level is being used as a self contained apartment with sundrenched patio.

- 205sqm (approx.) site area with 6 metre frontage
- Expired lease GAR- \$70,000 pa (approx.) with potential to increase to Market Rental
- Ideal owner occupier or investor
- Substantial full bric

Land  
FOR SALE

**Ray White®**

**Peter Kotzias**  
0419440450  
p.kotzias@rwcss.com

**Loughlin Bataille**  
0406 567 468  
l.bataille@rwcss.com