

Sold



Unit 3/ 20 Rochester St, Leabrook



### Beautiful Bay Window Colonial in One of the Easts Most Sought After Suburbs

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This immaculately presented single storey home unit is situated in a small, appealing group in an equally appealing tree-lined street.

Price	SOLD
Property Type	Residential
Property ID	1688

Comprising of 2 good size bedrooms, a generous living room with a pleasing outlook over the front garden, an upgraded kitchen with adjacent dining, an attractive bathroom with some recent upgrades and a separate laundry.

### Agent Details

Matt Scarce - 0411 185 205

Among the other features you will find built-in robes and neutral carpet in both bedrooms, glossy honey toned polished timber floorboards, modern ducted reverse cycle air-conditioning, crisp white kitchen cupboards contrasted with dramatic black wall tiles, a stainless steel oven and laundry cupboard space that is built-in.

### Office Details

Tusmore  
457 Greenhill Road Tusmore  
SA 5065 Australia  
08 8332 1488

Outside the property has a carport with a handy lock-up store room and a breezeway with gated access through to a rear

**SCARCE**  
REAL ESTATE

spacious paved courtyard and pergola. The courtyard is fully fenced and provides plenty of room for outdoor entertaining with family and friends. With breezeways on both sides of the unit there are no common walls with the neighbours.

Within short walking distance to the Leabrook IGA, Woolworths at the Marryatville Shopping Centre or a 2km drive to the cosmopolitan shops and cafes of Burnside Village. The George Bolton Swimming Centre, the picturesque Hazelwood Park Reserve and scenic Tusmore Park are also just a stroll from this location, while a sumptuous meal waits for you at the nearby Feathers Hotel.

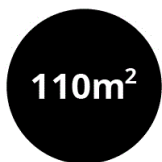
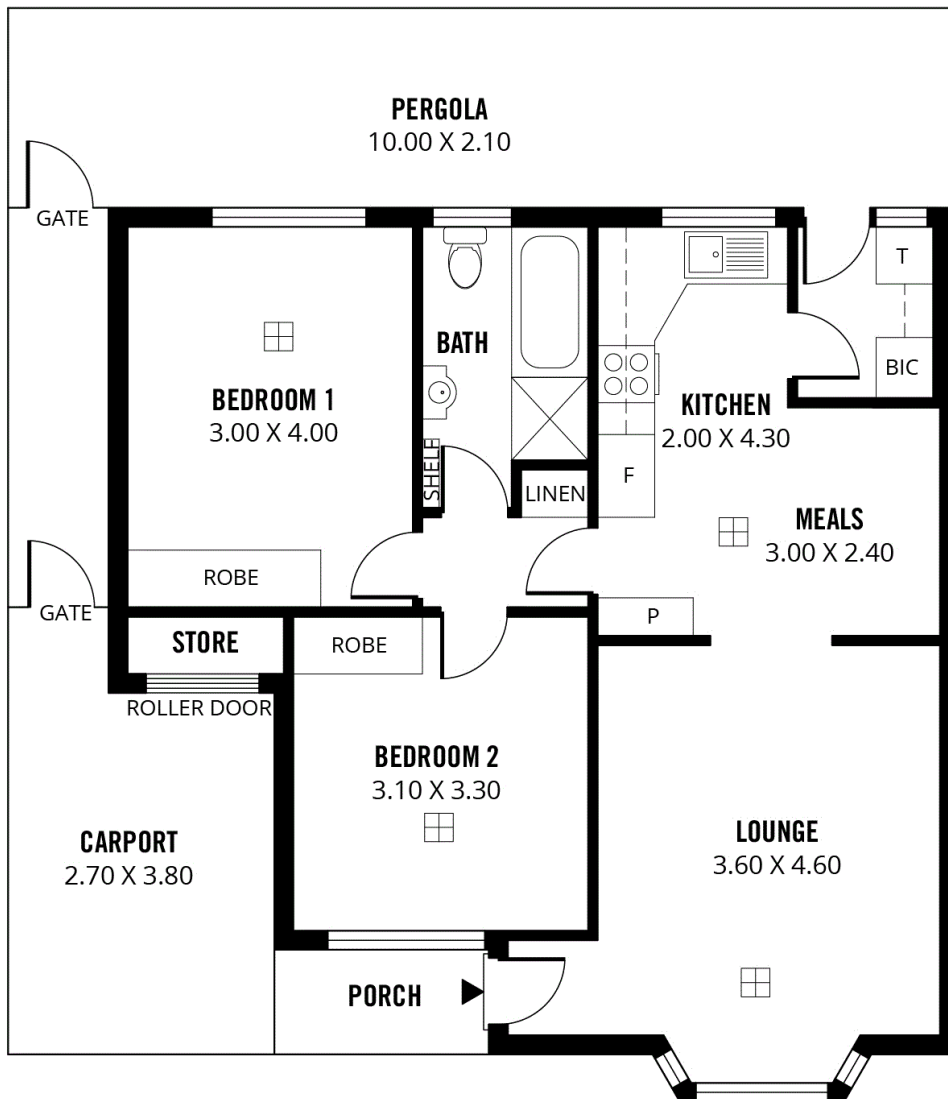
You'll be in good company surrounded by other popular, leafy Eastern suburbs such as Tusmore, Heathpool, Burnside and Hazelwood Park, while the CBD is situated approximately 5kms away. There's also plenty of public transport available with a bus stop located just up the street.

All-in-all this is an outstanding property in a truly outstanding location.

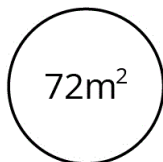
Offers close Tuesday, 3<sup>rd</sup> August 2021 at 5pm (unless sold prior).

For further information or to arrange an inspection please contact Matt Scarce on 8332 1022 or 0411 185 205.

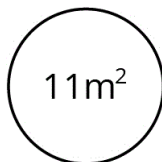
The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.



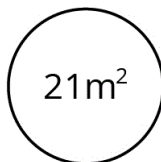
**TOTAL**



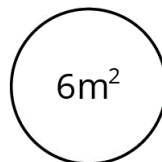
Living



Carport



Pergola



Porch

Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified. Produced by **The Fotobase Group**