

**1/11 Leroy Street, Glenunga, SA 5064**



**Sold Unit**

Wednesday, 6 September 2023

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**Bedrooms: 3**

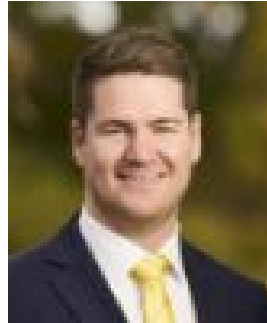
**Bathrooms: 1**

**Parkings: 2**

**Type: Unit**



Andrew Welch  
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**\$840,000**

This single level, solid brick 3 bedroom home is the perfect plan for an easy-care lifestyle. This serene and secure abode offers an idyllic lifestyle strolling distance to Burnside Village and all the attributes sought by those looking to downsize or invest in the beautiful Eastern suburbs. Elegantly rendered and embracing privacy behind high walls, the impeccably presented interiors reveal a welcoming entry and warm timber-look floors that flow throughout an alluring living room featuring a decorative fireplace, and into the adjacent dining room. Bathed in Northern light, this sun-lit room features a sliding door spilling out onto the rear paved area. The functional and spacious skylit kitchen sparkles with a white subway tiled splashback and contrasting timber benchtops, and is fitted with stainless steel appliances including a dishwasher, electric oven with induction cooktop, rangehood and pantry. Outdoors, a low-maintenance front yard is the perfect place to relax and unwind in complete seclusion, with space to entertain and dine under the broad, paved verandah. You will often find rosellas and rainbow lorikeets visiting this peaceful spot. All three bedrooms feature built-in robes and share a sleek bathroom with bath, walk-in frameless glass shower and vanity with plenty of storage. Additional features include:-

- 4 x split system air-conditioners
- Ceiling fans in lounge & bedrooms 1 & 2
- Euro laundry
- Security system
- Solar HWS
- Foxtel fittings & aerials in 3 rooms
- Front lawn with garden border
- Storage area with roller door access
- Rainwater tank
- 2 x off-street car parks

In a leafy, highly desirable pocket, this peaceful haven is a wonderful option not only for first-time buyers, young families and savvy investors, but also for downsizers keen to enjoy the exciting lifestyle options on offer. With Glenunga International High School, the Glenunga Hub, tennis courts and Croquet Club just down the road, it is a leisurely walk to Burnside Village and Portrush Road bus services. In fact, this area is rich with dining venues, shopping (including Tony & Mark's, Aldi Supermarket) and other enviable lifestyle amenities. Elite schooling options also include Linden Park and Glen Osmond Primary Schools and Loreto and Pembroke Colleges. It really is lifestyle and location perfection - Boom!

Auction: Friday 22nd September at 2:30pm on site  
CT: 5116/349  
Council: City of Burnside  
Council Rates: \$1,021.95pa (approx)  
Water Rates: \$166.30pq (approx)  
Strata Fees: Insurance only: \$1,991.01pa (approx) for both (\$995.50pa each)  
RLA 312012