

11A Leicester Street, West Richmond, SA 5033

NOAKES
NICKOLAS

Sold House

Monday, 9 October 2023

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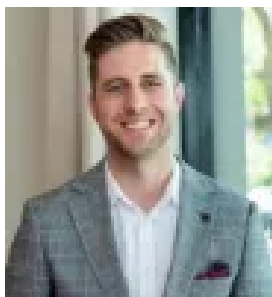
Bedrooms: 4

Bathrooms: 2

Parkings: 1

Area: 384 m2

Type: House



Callan Eames
0881663989



Matt Brook
0881663989

\$900,000

Best Offers by Wednesday the 25th of October at 4PM (Unless Sold Prior). Set to experience the idyllic inner-west, this easy-care residence places you right on the doorstep of public transport, Henley Beach, Adelaide Airport and an effortless 10-minute commute from your CBD office hustle. Offering wide appeal from both its rendered and freshly painted façade and for a vast variety of life stages, the four-bedroom footprint ensures flexible and spacious accommodations across its 312sqm of seamless internal and external living areas. Flowing between 2.7m ceilings and quality timber-look floors, the entry leads to a master retreat that grants a welcoming haven upon plush carpets, extending an ample ensuite, walk-in robe and bountiful natural light stemming from the south-facing windows to its new heads of the house. Two further bedrooms enjoy built-in robes and sliding door access to one of the two central courtyards, whilst bedroom four joins in on easy access to a competent main bathroom that separates bath, toilet and vanity. An earthy palette both warms and lifts the open plan hub, centred around a gourmet kitchen that will reignite your love for cooking thanks to the appointment of 1 year old stainless-steel Fisher & Paykel gas cooktop, electric oven, LG dishwasher and a walk-in pantry. Facing true north, this area receives an incredible glow up through sheer curtains and sliding doors, leading to a secure backyard wrapped in good neighbour fencing – completely low-maintenance without forgetting to include a healthy dose of lush lawn for the enjoyment of both kids and pets, plus a fire pit for a toasty winter marshmallow or two. A home flooded with natural light from its coveted orientation and both cleverly placed courtyards, along with easy access to every associated perk of the inner west - you've certainly found yourself a winner in West Richmond... Even more to love: • Torrens-titled & easy-care 384sqm allotment • Secure garage with internal access & rear roller door • Further off-street parking in driveway • Internal walls painted and new carpets installed only 1.5 years ago • Flexible footprint with 4th bedroom/home office • Floating built-in entertainment unit • New plush carpets & freshly painted throughout • Alarm system • Ducted R/C air conditioning • Ceiling fans • Energy saving LED downlights • Zoned for Plympton International College • Proximity to Cowandilla Primary, Tenison Woods, Adelaide Airport & Linear Park • 5-minutes to the beach & 10-minutes to the CBD • Land Size: 384sqm • Frontage: 8.99m • Year Built: 2011 • Title: Torrens • Council: City of West Torrens • Council Rates: \$336 • PQSA Water: \$25.20 • PQES Levy: \$155 • PA Disclaimer: all information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions. If this property is to be sold via auction the Vendors Statement may be inspected at Level 1, 67 Anzac Highway, Ashford for 3 consecutive business days and at the property for 30 minutes prior to the auction commencing. RLA 315571.