

18 Rochester Street, Leabrook, SA 5068

House For Sale

Wednesday, 12 June 2024

18 Rochester Street, Leabrook, SA 5068

Bedrooms: 6

Bathrooms: 3

Parkings: 4

Area: 1098 m2

Type: House



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Best Offers By Tues 25th June By 2PM (USP) Immerse yourself in the grandeur of 18 Rochester St Leabrook, a six-bedroom, three-bathroom home situated on 1,098 square metres (approx.) of private grounds and exuding timeless elegance amidst refined, easy-to-maintain gardens. Crafted with precision and lovingly maintained for the last 33 years, this two-storey residence beautifully marries traditional heritage charm with modern functionality. The elegant home pampers with large family spaces, a bespoke Alby Turner & Sons kitchen, a solar-heated swimming pool, and a full-size tennis court. Built in c.1910, this distinguished symmetrical cottage style residence welcomes you with its timeless sandstone and painted brick exterior, complemented by neat, high brush fencing. Stepping through the front entrance, you are instantly captivated by the expansive, grand central passage that forms the main axis of the home. As you make your way down the welcoming, wide hallway you'll undoubtedly glimpse the large open-plan living space offering scenic panoramas of the stunning backyard. Designed with heart and an eye for detail, this home incorporates a sleek Alby Turner & Sons kitchen. Offering high-quality, integrated appliances and stylish glass kitchen cabinets, the kitchen is beautifully centred by a unique curved island breakfast bar, creating an inviting space for family and friends to gather around. A modern red splashback lends a stylish twist to this functional kitchen, beautifully offsetting the rest of home's neutral colour palette. Supplementing this space is a wealth of bespoke built-in cabinetry and a substantial pantry, providing ample storage solutions. A testament to comfort and practicality, striking floor-to-ceiling storage is offered throughout, while extensive linen cupboards line the hallway. Built-in robes are featured within nearly every bedroom, enhancing the functionality of each space. However, the master suite evidentially sets this house apart. Providing homeowners with a luxurious personal retreat it offers a walk-in wardrobe with hanging space on either side and a sumptuous ensuite with a double vanity and a large shower. Positioned adjacent to the master bedroom is the lounge room. This space boasts an inviting open fireplace, traditional coffered ceilings, and plantation shutters allowing rays of natural sunlight. Both floors are equipped with a full-size bathroom and separate washroom enabling effortless everyday living and hospitality for your guests. Three sizeable bedrooms can be found upstairs plus a designated teenagers' retreat, overlooking prized views of the grounds. At the back of the property, hosting alfresco gatherings is a breeze, courtesy of a sheltered alfresco dining space set on stylish Travertine pavers. This inviting outdoor space serves as a tranquil setting for peaceful morning coffees or relaxed evening drinks, all whilst the kids have plentiful room for play. Situated to the side of the property is a spacious solar-heated swimming pool which boasts an automatic water levelling system, perfect for both private relaxation and entertaining family and friends all while being easily maintained. Beside the expansive swimming pool is a lush lawn area, immaculately preserved, this area creates an inviting space for outside activities. The property's rear features an all-weather synthetic tennis court, complete with lighting and a basketball net, this backyard oasis is perfect for spontaneous sporting matches with loved ones. This adaptable space can also seamlessly transform into a volleyball court fully equipped with customised gear. Alongside the home, a spacious four-car undercover carport provides plenty off-street parking options. Effortlessly combining classic elegance with modern comfort, this Leabrook family home is a true testament to refined sophistication. A grand family home built for living and loving- a testament to timeless elegance. A property not just for living, but cherishing. FEATURES WE LOVE: - Symmetrical cottage frontage- Decorative picture rails in downstairs bedroom- Traditional dual open wood fireplaces and mantelpieces - Timber floorboards - Solar heated, self-filling swimming pool- Full size, North-south facing tennis court with option to convert to Volleyball Court (equipment included)- Newly installed Air Touch 2 AC system- Architecturally designed, 4-car undercover carport- Upstairs, private teenagers retreat with view of pool and tennis court- Large open-plan living area with access to carport and alfresco area- Raised ceilings: 3.2m downstairs, 2.7m upstairs- LED ceiling lights throughout- Ceiling fans - Retractable windows and blinds - Walk-in wardrobe with hanging space on either side and dual-vanity ensuite in master bedroom- Built-in robes in nearly every bedroom - Heated towel rails and ceiling lights plus spa baths in downstairs and upstairs bathrooms- Spacious, independent laundry room with bench space, cabinetry, and room for washer and dryer- Multiple hidden storage options: upstairs attic, and under-stairs cupboard- Ample natural sunlight in every room- Automatic irrigation- Covered alfresco entertaining space- Neat, easy-to-maintain landscaping- Alarm system for added security- Miele dishwasher- Convenient east and west facing clothes lines- Freshly laid carpet on stairs and upstairs- Newly painted areas- Plantation shutters, sash windows, window treatments- Solar panels- Floor-to-ceiling storage in hallway- Newly upgraded neighbouring fences- Ducted vacuuming system - Instant gas hot water and Puratap systems - Dual garden sheds, one in which is powered LOCATION: Located within walking distance to your local IGA and a short commute to Marryatville Shopping Centre, the property offers convenient access to daily necessities. Nearby

parks like Knightsbridge Reserve, Tusmore Park and Hazelwood Park also provide a wonderful outlet for outdoor activities. For those who appreciate proximity to city life, Burnside Village is handily close by and less than a 10-minute commute will take you to the heart of Adelaide CBD. **SCHOOL ZONES:** Schooling options in this zone are excellent with renowned institutions like Norwood International School, Burnside Primary School, Linden Park Primary School, and Marrayatville Primary School being nearby, making it an ideal location for families. Private education is also easily accessible with schools such as St Peter's Girls, Pembroke School and Loreto College all within minutes.