

# 25 Leamington Road, Aldgate, SA 5154

Adelaide Hills

## House For Sale

Thursday, 13 June 2024

25 Leamington Road, Aldgate, SA 5154

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 1264 m2**

**Type: House**



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**\$750,000 - \$825,000**

\*currently tenanted for \$460 per week until 1/9/2024\* Loved and cherished by the same family for over 20 years, this forever home is now up for sale in the picturesque locale of Aldgate. Rich in history, this gorgeous residence is one of the original cottages on Leamington Road, believed to have been built in the 1930s when much of the surrounding land was part of the Gibb dairy farm. A testament to this bygone era is the large white mulberry tree, which has stood proudly since those early days. Constructed with a timber frame, the cottage has been thoughtfully updated over the past 15 years to ensure comfort while retaining its historic charm. The home is now fully insulated, equipped with a 6kW solar system and heat pump hot water system. One of the significant advantages of this property is its connection to the mains sewer, a rare feature in Aldgate. The 1,264sqm allotment boasts a fully irrigated garden filled with rare and beautiful trees, including a magnolia that blooms spectacularly. At the front, a netted orchard adds to the charm and functionality of the garden. Inside, the house features two cosy bedrooms and an open, light-filled kitchen, lounge, and dining area. The kitchen is fitted with an electric oven and stove, and the full bathroom is inviting and well-maintained. For year-round comfort, the home includes a combustion wood fire, ceiling fan, and split system reverse cycle air-conditioning. Outdoor living is a highlight, with a deck, a paved area, and a pergola providing perfect spaces for entertaining on warm summer nights. The property's location is ideal, within walking distance to Aldgate Village for a delightful breakfast at Fred, and just a short 20-minute drive to the city or a 5-minute drive to the 'Crafers Park and Ride' public transport interchange. This home is not just a place to live but a perfect escape from the hustle and bustle, offering a unique blend of history and charm. Whether you wish to upgrade further, or envision a new build, this property offers endless possibilities.