

**26 Philip Avenue, Leabrook, SA 5068**

**House For Sale**

Thursday, 15 February 2024

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26 Philip Avenue, Leabrook, SA 5068

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 2**

**Area: 696 m2**

**Type: House**



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Michael Cavallaro  
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## AUCTION 2ND MARCH @ 11:30AM UNLESS SOLD PRIOR

Auction Location: 26 Philip Avenue Leabrook Nestled in one of Adelaide's most prestigious suburbs, renowned for its picturesque leafy streets, this original sandstone villa on Philip Avenue offers a unique blend of elegance and potential. Situated on a spacious 696 square meter lot, this residence welcomes you with an inviting front garden bustling with street appeal and a front door boasting stained glass windows, setting the stage for the captivating character and charm that lies within. Step inside to discover four generously sized bedrooms with original fireplaces, creating an atmosphere of grandeur and comfort. The high ceilings and large windows allow natural light to flood in, creating a warm and inviting atmosphere. The open living area fosters seamless interaction and relaxation, while the butler's style kitchen offers a charming space with a delightful outlook to the garden outdoors. You can even descend into the original wine cellar, a delightful feature adding character and allure to the home. Outside, the cottage-styled gardens provide a tranquil backdrop, offering a serene retreat for relaxation or outdoor gatherings. A separated area accommodates the laundry and tool shed, ensuring functionality and storage without compromising on space. There is even a large discrete vegetable garden, perfect for growing your own produce all year round. With the capacity to accommodate family living and the potential to extend at the back, including the addition of rooms, a pool, or an outdoor retreat, this property presents limitless opportunities to tailor the space to your desires. Embrace the leisurely lifestyle of Leabrook with Hazelwood Park nearby, perfect for dog walks and recreational activities, including the George Bolton Swimming Centre. Just a short drive away, both Burnside Village and the Parade in Norwood offer premier shopping and dining experiences. Families will appreciate the close proximity and the benefit of being within catchment zones to renowned schools such as Burnside, Marryatville and Linden Park Primary Schools. Plus, with excellent transport options you'll have no trouble exploring all that Adelaide has to offer.

**FEATURES TO LOVE:**

- Flexible floorplan, 4 bedrooms with the option for a second lounge, home office or a 5th bedroom
- Original features including fireplaces, leadlight windows and timber floors throughout
- Ample family area with separate dining space
- Separate W/C to bathroom
- Original underground cellar
- External separate laundry with storage area
- Undercover alfresco dining area
- Manicured gardens front and rear, with spacious lawn area, and automatic water system throughout
- Undercover carport
- Shed
- Solar panels installed, ducted air conditioning throughout
- Zoned to excellent schooling options

Don't miss the opportunity to make 26 Philip Avenue your new home. Contact Loretta Cavallaro 0423 642 215 or Michael Cavallaro on 0403 527 317 for further information. Scheduled for AUCTION on Saturday 2nd March 2024 at 11:30AM (unless sold prior) RLA 270 940