

28 Godfrey Terrace, Leabrook, SA 5068

HARRIS

House For Sale

Thursday, 15 February 2024

28 Godfrey Terrace, Leabrook, SA 5068

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 988 m2

Type: House



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\$2.125m

A sweeping character block ready to both love & explore unlimited architectural potential, 28 Godfrey Terrace reveals a stunning c.1928 Bungalow nestled on a manicured parcel. Seamlessly blending modern contemporary living with sought-after yesteryear footings, discover the dream property with all the makings of something special...Behind a pitched, sandstone frontage & classic portico, this solid double-brick base in Adelaide's blue-ribbon east is measured for enviable success. From the 12-foot ceilings sailing overhead & Baltic Pine timber floors underfoot, to the light-spilling formal lounge & dining adding wonderful adaptability to make this already 4-bedroom footprint a true old-meets-new marvel – the immaculately maintained & carefully restored canvas is ready to inspire your most ambitious aspirations. Set on a sprawling 988m² allotment, & with a splendid slate-stone extension that sees a supremely spacious chef's zone peer across its bench top bar & through banks of windows for perfect viewing & effortless entertaining; there's an impressive, everyday joy that flows from the rush of the morning, decadent dinners with family or friends, to picture-perfect sunbathed alfresco experiences overlooking a lush garden backyard capturing priceless suburban tranquility. With a private second story providing two bedrooms & classic contemporary bathroom, in addition to the generous ground floor bedrooms, central bathroom & family-friendly laundry with WC, few bungalows deliver such highly desired flexibility. Plus, with recently installed ducted AC throughout the original dwelling, powerful split-systems everywhere else, & ceiling fans in all bedrooms, you'll find complete comfort without needing to lift a finger. An opportunity to seize such incredible character charm with endless space to redesign when the time is right (STCC), as well as securing no shortage of lifestyle appeal for the whole family with exclusive schools, vibrant shopping precincts & even the CBD all at arm's reach, don't let this chance slip through your fingers. Features you'll love:- Beautiful c.1928 Sandstone Bungalow set on a sweeping 988m² (approx.) parcel, enjoying a stunning slate-tile open-plan extension with endless scope to renovate & redesign further (subject to council conditions)- Timeless frontage & portico, soaring ceilings, solid timber floors, all new electrical wiring & power boards, new guttering & drainage, & new ducted AC throughout creating a perfectly restored canvas- Light, bright & airy formal lounge & dining for excellent living & entertaining potential- Spacious extension with delightful views through sliding corner window doors into the leafy backyard with non-native feature tree, as well as a peppermint eucalyptus home to a resident koala, soft lawns, & kids swing-set sitting on top of no-mess artificial grass with soft underlay- Generous chef's kitchen with all the room for helping hands, great bench top space including bar to let you socialise while you serve, abundant cabinetry, & gleaming stainless Miele appliances including dishwasher & induction cook top- 2 large ground floor bedrooms, both featuring ceiling fans & BIRs- 2 additional bright & airy upstairs bedrooms, both with ceiling fans & split-system AC- Upstairs bathroom, as well as ground floor bathroom with separate WC adjoining the family-friendly laundry- Study/home office area connecting to the main open-plan living- Outdoor alfresco with ceiling fan & pull-down blinds for all-weather comfort- Large shed/workshop, handy garden shed, as well as understairs storage- Secure electric gate entry, tall hedging for welcome privacy, & fully irrigated established gardens Location highlights:- Close to iconic parks & reserves for endless weekend adventure, a short stroll to Marryatville Primary, Pembroke College & Loreto, & zoned for Norwood International- Just 5-minutes to the vibrant Parade Norwood packed with cafés, restaurants & weekend entertainment, & only 3.8km to Adelaide CBD Specifications: CT / 5744/391 Council / Burnside Zoning / SN Built / 1928 Land / 988m² Frontage / 17.07m Council Rates / \$3491.65pa (approx) Emergency Services Levy / \$359.95pa (approx) SA Water / \$388.88pq (approx) Estimated rental assessment / Written assessment can be provided upon request Nearby Schools / Marryatville P.S, Norwood International H.S All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate & we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans & size, building age & condition) Interested parties should make their own enquiries & obtain their own legal advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and 30 minutes before it starts.