

**3 Leicester Street, West Richmond, SA 5033**



**Sold House**

Wednesday, 21 February 2024

3 Leicester Street, West Richmond, SA 5033

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 780 m2**

**Type: House**



Bevan Bruse  
0884318181



Theon Bruse  
0419816470

**\$832,500**

This home is a home for buyers seeking to purchase a residence where they can do some upgrading to the home. It has an upgraded bathroom facility, an excellent double garage in the rear yard ideal for storage or workshop. This will be a benefit to many buyers. The home itself has an entrance hallway that leads to a living room and further through to a separate dining room, these separate areas are a good size and serviced well by the centrally located kitchen facility with ample cupboard and bench space. There are three good sized bedrooms in the home. Two in the main part and a third bedroom at the rear of the home. The centrally located bathroom has been upgraded to a very functional room with separate shower and bath and there is also a separate WC and large laundry utility room. All in all, the home has been lived in for many years by one person who maintained the home up until approximately a year and a half ago when the home was left vacant since that person went to retirement facility. The home offers the opportunity to have a great floorplan, with the opportunity to build on to the rear if you wish but there is the bonus of the double garage in the rear yard, a large carport to the side of the home and a very attractive street in a very nice environment, close to the city and close to the beach. Do not miss out. It is a good one. Buyers in this location understand that properties such as this are a rare find. ZONED SCHOOLS Plympton International College INFORMATION Certificate Of Title: Volume 5695 Folio 458 Council: West Torrens Zoning: General Neighbourhood Council Rates: \$1465.90 per year SA Water Rates: \$184.72 Emergency Services Levy: \$158.85 per year Year Built: 1950 Land Size: 780m<sup>2</sup> 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 (including but not limited to a property's land size, floor plans and size, building age and condition) Interested parties should make their own enquiries and obtain their own legal advice. RLA 181689