

304 Kensington Road, Leabrook, SA 5068



House For Sale

Thursday, 1 February 2024

304 Kensington Road, Leabrook, SA 5068

Bedrooms: 4

Bathrooms: 1

Parkings: 3

Area: 861 m2

Type: House



Chrissy Esau
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AUCTION: Saturday 17/02/24 at 12:30pm (USP)

Auction Location: on site One of last remaining original villas in the prestigious and much coveted suburb of Leabrook has come onto the market for the first time in a century. Sited on a generous 861 sqm block (approx) with a 14.79 m frontage (approx) and an abundance of character laden details, the great attraction of this substantial home is the opportunity to renovate and extend, perhaps include a pool and pergola and garage a stable of cars via rear access from Perry Lane. With its pedigree bones - gorgeous freestone on three sides, original stunning stained glass, high ornate ceilings and seven large rooms that lead off the impressive central arched hallway, there is unlimited potential to create a 2024 masterpiece within a suburb renowned for its multi-million dollar residential sales. The front door is surrounded by hand painted leadlight and stained glass and there are other wonderful stained glass panels and windows throughout the home. The sitting room features an original cast iron fire surround that is bordered by beautiful original tiles and there are other fireplaces in three other rooms. At the end of the hallway, a secondary hallway leads to a large bathroom and preserves room. There is also a cellar at the back of the house and an outside wc. The opportunity to buy a blank canvas in the heart of Leabrook, renovate, extend or even subdivide (STPC) makes this property immediately attractive to owner occupiers, flippers, developers and investors. The back door opens into a deep back garden and rear access for off street parking and drone photography identifies that a second floor extension could include city views. Homes like this are generational purchases so the opportunity to seize such a property is becoming increasingly rare. I look forward to discussing its potential with you at one of the open inspections over the next two and a half weeks.

AUCTION: Saturday, 17th February at 12:30pm, on site (USP) CT: Volume 5987 Folio 436 Council: City of Burnside Council Rates: \$2,129.10 per annum (approx) Water Rates: \$266.08 per quarter (approx) Land Size: 861 square metres (approx) To Pre-register for Auction or to make an offer if applicable <https://prop.ps/l/LQmS85KYP6Xf> (Please copy and paste the link into your browser) LJ Hooker Kensington | Unley provide a service called Auction Pay which allows you to pay your deposit online, on the spot at Auction, rather than having the hassle of arranging payment by cheque. Please contact Chrissy Esau to find out more about this service. The Vendor's Statement (Form 1) will be available for perusal by members of the public:-(A) at the office of the agent for at least 3 consecutive business days immediately preceding the auction; and (B) at the place at which the auction is to be conducted for at least 30 minutes immediately before the auction commences.