

**35 Rochester Street, Leabrook, SA 5068**

**BOOTH**

**House For Sale**

Saturday, 13 April 2024

35 Rochester Street, Leabrook, SA 5068

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 4**

**Area: 1660 m2**

**Type: House**



Jamie Brown  
0413000887

**\$3.3M - \$3.4M**

Delightfully positioned three-bedroom family home (circa 1959), sited on a very generous allotment of some 1,660 square metres approx., with north-facing rear. Offering a myriad of potentials, including further renovating, and extending the very comfortable residence, or perhaps build your new family home, on one of the best tree-lined boulevards in the eastern belt. Great accommodation, with three generous bedrooms, with very spacious master with ensuite bathroom and BIR. The remaining bedrooms, are large, and are serviced by a centrally located bathroom. Very comfortable living areas, including a voluminous central living zone, presented on timber boards, with modern kitchen with island bench and breakfast bar, TV, and casual dining area, all of which opens and overlooks the expansive north-facing rear yard. A separate large sitting room is perfect for the growing family. A very comfortable family home, with a blank canvas, to create your own surrounding gardens, whether for the existing residence, or for your dream home. To secure valuable land through Leabrook, is getting increasingly harder to obtain, particularly larger family allotments, with potential to start from scratch, or further enhance the comfortable existing offering. EXPRESSIONS OF INTEREST (EOI) Close: Wednesday, 15th May 2024 at 12noon (Unless Sold Prior) AGENT: JAMIE BROWN 0413 000 887 RLA: 294724 RATES AND TAXES (approximate only and subject to change)- Certificate of Title Volume/Folio: TBA- Council City of Burnside Rates: \$2,725.20 per annum (approx.)- SA Water Quarterly Supply Charge: \$TBA per quarter (approx.) Sewer Charges: \$TBA per quarter (approx.)- Emergency Services Levy \$291.90 per annum (approx.)