

**39 Rochester Street, Leabrook, SA 5068**

**BOOTH**

**House For Sale**

Saturday, 13 April 2024

39 Rochester Street, Leabrook, SA 5068

**Bedrooms: 7**

**Bathrooms: 4**

**Parkings: 6**

**Area: 6496 m2**

**Type: House**



Jamie Brown  
0882365555

## CONTACT AGENT

The executors and family of the estate of the late Elizabeth "Bardie" Penfold Simpson, are pleased to present to the market 39 Rochester Street, Leabrook, for the first time in nearly 70 years. This unrivalled estate is bookended by two further properties (35 & 45 Rochester Street, Leabrook), that were acquired over the years totalling over 9,000 square metres approx. combined, including four very bankable titles. The original estate (two titles), is sited on botanic park grounds of 6,496 square metres approx. including a historic and substantial bluestone villa (circa 1890), caretaker's residence, fully tiled, salt chlorinated swimming pool, with pool house, and north-south synthetic lawn tennis court. The disposition of outbuildings and amenities, within this sprawling estate, are perfectly sited, so no matter where you are, the sweeping garden optics are simply unrepeatable, in the city fringe. The main attraction, is, of course, the substantial and magnificent bluestone villa residence, which is in splendid condition, retaining all the ornate grandeur of yesteryear. As you enter the residence, you are greeted by the impressive gallery sized reception, with open fireplace. The formal rooms, are grand and elegant, including a gracious sitting room with open fireplace, adjacent formal dining room, and library, with all these rooms enjoying the surrounding estate, through their many picture windows. The more casual living zones of the residence, are generous, and sun-drenched, enjoying the ideal northerly orientation, including large family room, casual meals area, country-style kitchen, which flow out to the covered alfresco dining pavilion, which can be used all year round. Accommodation is extensive, with five large bedrooms, with the master bay-windowed bedroom, enjoying an ensuite bathroom, and dual walk-in dressing rooms, and glorious garden views (three bathrooms in total). Naturally, all bedrooms capture the beautiful garden grounds. The two-bedroom caretaker's residence, complements the estate, adding great value for the growing family, or perfect for visiting family, or friends. Estates of this acreage, so close to the city, in time, will be considered beyond blue-chip, and to that end, virtually unobtainable. For a family to grow up and exist, in beautiful grounds like 39 Rochester Street, Leabrook, would be a truly special experience, with children's parties, family events, such as 18th and 21st birthdays, weddings, or just simply enjoying the estate on a daily basis. A very rare and unrepeatable residential offering, that will most likely not be seen again on the market, for some time.

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: \$11,326.75 per annum (approx.)- SA Water Quarterly Supply Charge: \$TBA per quarter (approx.) Sewer Charges: \$TBA per quarter (approx.)- Emergency Services Levy \$1,055.45 per annum (approx.)