

# 4/25 Leicester Street (facing Castle Street), Parkside, SA 5063

Smallacombe

## Unit For Sale

Thursday, 4 April 2024

4/25 Leicester Street (facing Castle Street), Parkside, SA 5063

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



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## Contact Agent

This unique property has some additional features that you will love. Secure and privately located, the property and the lock up garage are both accessed via Castle Street, a quiet no through road. Set in a small group of 4, this home is located upstairs but has its own dedicated private courtyard garden ~ ideal to entertain. Featuring open plan living with: \* Great size tiled living and dining room with split system reverse cycle air conditioner & outdoor privacy/shade blind\* As new kitchen with good storage, gas cooktop, Puratap and dishwasher\* Two double bedrooms ~ main with built in robes, split system air conditioner and privacy blinds\* Neat bathroom with a bathtub, separate shower and heated towel rail\* Separate laundry\* Two balconies to enjoy ~ capture the sunsets on the front balcony whilst the back balcony has external access to the kitchen\* Lock up garage with auto roller door\* Huge private and enclosed garden space with shed ~ for your exclusive use! The separate courtyard garden boasts a paved area for entertaining, a clothesline, as well as a good size shed ~ perfect for storage/workshop. This area would be ideal to landscape to your taste ~ perhaps add your own veggie garden. An unbeatable location offering such a great lifestyle ~ walk to so many wonderful amenities including the Earl of Leicester Hotel, local cafes and restaurants on Glen Osmond Road and Duthy Street. Enjoy a walk through the parklands to the city or utilise nearby public transport. Close to local parks and the Unley Oval. Zoned for Parkside Primary & Glenunga International High School. Don't miss it! Council: City of Unley Council Rates: \$990.65 per annum SA Water: \$153.70 per quarter ESL: \$121.80 per annum Strata Rates: \$687.30 per quarter Year Built: 1971 Zoning: Established Neighbourhood.