

**4/25 Tusmore Avenue, Leabrook, SA 5068**

**NOAKES  
NICKOLAS**

**Unit For Sale**

Tuesday, 28 May 2024

4/25 Tusmore Avenue, Leabrook, SA 5068

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 217 m2**

**Type: Unit**



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## Best Offers By 18/6 (USP)

Best Offers By Tuesday 18th June at 1pm (Unless Sold Prior). Having undergone an extensive renovation in recent years, this two-bedroom unit offers a completely move-in ready home base or investment into the popular and leafy suburb of Leabrook. Tucked away to offer the prized rear position of its small group and defined by a colonial red-brick façade, the homes footprint offers a deceptive amount of space configured to create an easy-care and functional layout. Contemporary open plan living is blessed with a light-filling bay window combined with polished pine floorboards to bring a sense of warmth to the generous lounge and dining domain. Sleek and functional, the kitchen has been upgraded to include quality Euro appliances, dishwasher, composite acrylic benchtops and plenty of cabinetry space. Built-in robes, plantation shutters and ceiling fans grace both bedrooms, whilst the renovated floor-to-ceiling tiled bathroom is spacious enough to accommodate every occupant. Both perks of such a low-maintenance property, a secure garage behind automatic roller door leads through to a paved courtyard and pergola which is fitted with quality blinds – perfectly oriented from north to south so you can sit back and soak up the sunshine. Boasting the finest of the inner-east's boutique shopping, gourmet amenities, restaurant and café culture, along with best-of-the-best schooling – you'll be hard pressed to find a more discerning investment into leafy Leabrook. Even more to love:- Quiet group of four- LED downlights- Ducted & zoned R/C air conditioning- Ceiling fans- Garden shed- Zoned for Marryatville Primary & High Schools- Footsteps to bus stop, Lune Bar & Eatery, Pembroke, Mary MacKillop College, Woolworths Marryatville & Kensington Gardens Reserve- Moments to Norwood Parade & Burnside Village- Less than 4km to the CBD Land Size: 217sqm Year Built: 1971 Title: Strata Council: City of Burnside Council Rates: \$1200 PASA Water: \$250 PQES Levy: \$210 PA Disclaimer: 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. If this property is to be sold via auction the Vendors Statement may be inspected at Level 1, 67 Anzac Highway, Ashford for 3 consecutive business days and at the property for 30 minutes prior to the auction commencing. RLA 315571.