

45 Rochester Street, Leabrook, SA 5068

BOOTH

House For Sale

Saturday, 13 April 2024

45 Rochester Street, Leabrook, SA 5068

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 884 m2

Type: House



Jamie Brown
0413000887

\$1.7M - \$1.8M

Functional family home overlooking Philps Reserve of some seven main rooms, including very large formal lounge/dining, home office, and spacious casual living area, which flows out to the outdoor dining area. Comfortable accommodation with three large bedrooms, the master bedroom with ensuite bathroom. The second and third bedrooms have built-in robes, and are serviced by a second central bathroom. Very valuable and versatile residential opportunity with broad appeal, sited on a generous allotment of 884 square metres approx. Surrounded by excellent shopping and schooling options, and a short drive to fashionable Norwood Parade. 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.)