

**5 Stanley Street, Leabrook, SA 5068**



**House For Sale**

Friday, 5 April 2024

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**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Area: 784 m2**

**Type: House**



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Andrew Kuhlmann



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## Contact Agent

Standing on some 784sqm between tree-lined Stanley Street and its north facing rear, this two-storey ode to the timeless homes of Tuscany has a way of transporting you so much further away from the CBD than the 10-minute drive suggests. Strong, imposing bones make this 4-bedroom plus study home as enduring as it is steeped in potential on a parcel with an oversized, electric-heated pool and pedestrian access to the whisper-quiet Kooyong Court at its rear. Eight main rooms ensure you can configure this solar-powered and supremely versatile home in countless ways and cater for every conceivable mood and occasion. A bevy of formal and casual zones form a lower level with a bedroom to boot and a big rear family room with soaring raked ceilings, a spacious kitchen with stone benchtops and views to the pool area. Of the bedrooms upstairs - utilise one as a large home office - two could easily claim master duties. Whether you choose the one with walk in robe or the slightly smaller version with the balcony and ensuite is up to you. With its eclectic charm comes the potential to put your own stylish stamp on a home that laps up its serene rear setting and prime position on the doorstep of Burnside Village, Tusmore and Hazelwood Parks, Pembroke School, The Parade and CBD itself. A world away. The world you want at its feet. More to love: - Ultra-flexible floorplan with a bevy of living zones on the lower level alone - Lock-up garage and additional off-street parking - In-ground pool with updated electric heat pump - Prized rear pedestrian access and south-north orientation - Updated ducted r/c system - New gas hot water system - Established gardens with citrus, fig, olive and macadamia trees - Walking distance from public transport and the Marryatville shopping precinct - Zoned for Marryatville Primary School - Less than 15 minutes from the CBD