

**61 Leabrook Drive, Rostrevor, SA 5073**

**HARRIS**

**Sold House**

Thursday, 14 March 2024

61 Leabrook Drive, Rostrevor, SA 5073

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 711 m2**

**Type: House**



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**\$888,000**

Taking up coveted corner block residence along the most iconic thoroughfare in Rostrevor – Fourth Creek's meandering and gum-lined trail leading all the way to Morialta's lush and leafy Conservation Park – sits this quintessential contemporary property, set on a sweeping 711m<sup>2</sup> parcel of astonishing potential. With solid c.1965 footings revealing a wonderfully versatile floorplan and offering 3-bedrooms, including a beautiful bay-windowed master with large ensuite, together with a light-spilling open-plan lounge and dining where large gallery windows capture the magical scenery right outside... there's an utterly remarkable charm and warmth to this classic home. Savouring everyday serenity and some, the central contemporary kitchen conveniently overlooks another relaxing family zone and nearby casual meals, instantly highlighting just how family-friendly and inclusive this well-conceived footprint is. From getting the kids ready for school, whipping-up nourishing alfresco lunches, to delicious dinners mid-week or weekend, there's exceptional practicality here for those needing to live in or lease before exploring the more ambitious options ahead. Whether you're thinking to renovate and update and extend the character life for a few more years, or ride the excitement of finally laying claim to a stunning spot in Rostrevor and get cracking on that spectacular designer dream home for your family (STCC) – 61 Leabrook Drive delivers a fantastic canvas that'll handle all of your short or long-term aspirations. Promising a lovely lifestyle people seek this locale for, enjoy walking the kids to school with Stradbroke Primary cooee from your front door, while Morialta and Rostrevor College see the high school years sorted, endless weekend adventure awaits at any of the nearby parks, playgrounds or scenic reserves, and a raft of vibrant shopping hubs teeming with a rich café scene keep your shopping and social habits deliciously wide-ranging. Features you'll love:- Beautifully free-flowing formal lounge and dining with panoramic windows creating an utterly relaxing atmosphere- Central contemporary kitchen, casual meals and cosy family zone adding excellent living and entertaining practicality- Supremely spacious master bedroom featuring bay windows, soft carpets, AC, wide windows and lovely dual-vanity ensuite with adjoining laundry- Neat and tidy main bathroom with separate shower and bath, as well as separate WC for added convenience- Charming alfresco area with shade sail, sunny lawn and private all-weather patio area inviting picture-perfect weekend get-togethers- Cottage-style façade, flowering front gardens, secure garage with 3 driveway access points- Well positioned on a superb 711m<sup>2</sup> (approx.) corner block offering incredible renovation and update, redesign or rebuild possibilities (subject to council conditions) Location highlights:- Wonderfully located across the road from Fourth Creek's scenic walking trails that lead all the way to the hugely popular Morialta Conservation Park encouraging an active, outdoors lifestyle- Around the corner from Stradbroke Primary and moments further to Morialta and Rostrevor College - Close to Newton Village for all your daily essentials, just 5-minutes to the bustling Newton Central buzzing with cafés and specialty stores, 8-minutes to Firlie Plaza & Kmart, and only 8.5km to the CBD Specifications: CT / 5154/273 Council / Campbelltown Zoning / SN Built / 1965 Land / 711m<sup>2</sup> (approx) Frontage / 28.37m Council Rates / \$2,333.10pa (approx) Emergency Services Levy / \$193.05pa (approx) SA Water / \$384.19pq (approx) Estimated rental assessment / \$640 to \$670 per week / Written rental assessment can be provided upon request Nearby Schools / Stradbroke School, Thorndon Park P.S, East Torrens P.S, Charles Campbell College, Morialta Secondary College 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 (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 226409