

**8 Statenborough Street, Leabrook, SA 5068**

**HARRIS**

**Sold House**

Thursday, 19 October 2023

8 Statenborough Street, Leabrook, SA 5068

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 614 m2**

**Type: House**



Tom Hector  
0423767967



Clinton Nguyen  
0432517003

**\$1,125,000**

A secluded, Torrens Titled treasure nestled in the tree-lined streets of Leabrook, 8 Statenborough has been carefully curated to deliver a meticulously updated home spilling with light, feature and welcome versatility. From professional couples, growing families right through to lifestyle-loving downsizers – this beautiful property simply sings. Savour a spacious, free-flowing footprint where a bay-windowed formal lounge featuring stunning mantle merges into an open and airy formal dining, before a casual meals with effortless alfresco flow meets a chef zone's primed for helping hands and casual conversation. Flush with expansive bench tops, abundant cabinetry and gleaming Smeg appliances – this fun, foodie's hub invites easy mid-week cooking to inspiring culinary triumphs with friends and family. With wonderful living adaptability, this well-laid home will tick all the important boxes for those seeking privacy, kid-friendly footings, as well as retirees eager to have the grandkids for popcorn-dusted, movie-marathon sleepovers too. There's plenty of space for it all as this 3-bedroom floorplan including light-filled master with walk-in wardrobe and luxe ensuite, sparkling main bathroom and climate comfy ducted AC add all the modern touches and necessities. Iconic, blue-ribbon positioning in the leafy east also adds immense value and convenience where picture-perfect parks and reserves satisfy all your outdoor activity whether its adventure time with the kids or leisure strolls with the dog, Woolies around the corner for all your daily essentials and moments further to Burnside Village or the vibrant Parade Norwood for arguably the best boutique shopping, cafés and restaurants in suburban Adelaide, while a range of nearby schooling options give this stellar property a desirable, family-friendly edge. Whichever your rhyme or reason, you'll fall in love with this understated stunner... we did! Features you'll love:- Privately set back from the street in this whisper-quiet yet incredibly convenient eastern suburbs pocket- Beautiful formal lounge and dining options set to ultra-soft carpets and spilling with light through lovely bay windows- Open and airy casual meals and spacious modern kitchen featuring great bench top space ready to serve or socialise, abundant cabinetry, and stainless Smeg appliances including dishwasher and sleek electric cook top- Sweeping master bedroom featuring WIR and luxe ensuite - 2 additional good-sized bedrooms, both with BIRs/study desk and cupboards- Stylish modern main bathroom with cosy heat lamps and separate WC- Practical laundry with storage, as well as ambient LED downlighting and ducted AC throughout for year-round comfort- Delightful all-weather alfresco adjoining the kitchen and meals zone, as well as a sunbathed outdoor entertaining area and low maintenance backyard with charming timber-panelled shed- Secure double garage with room for more off-street parking space- Strolling distance to Hazelwood and Tusmore Park, as well as Marryatville Primary- 550m to Woolies Marryatville, and a quick 5-minutes to Burnside Village and the thriving Parade Norwood- Only 4km to Adelaide's CBD Specifications: CT / 5340/109 Council / Burnside Zoning / SN Built / 1985 Land / 614m<sup>2</sup> Council Rates / \$1,916.15pa (approx) Emergency Services Levy / \$220.10pa (approx) SA Water / \$265.15pq (approx) Estimated rental assessment / \$650 to \$680 per week / Written rental assessment can be provided upon request Nearby Schools / Marryatville P.S, Burnside P.S, Linden Park P.S, Norwood International H.S 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