

**7 / 20 Rochester Street, Leabrook, SA 5068**



**Unit For Sale**

Wednesday, 19 June 2024

7 / 20 Rochester Street, Leabrook, SA 5068

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Type: Unit**



Kay Morris

0411181249

**\$640,000 - \$670,000**

This is a gem. In a beautiful street lined with stately trees, this superb end unit is arguably the best in the group. It is north facing, has 2 off street carparks, 1 undercover, has the largest land and is perhaps the largest unit in the group. Close to shops, cafes, transport, minutes to the city and a short walk to both Hazelwood and Tusmore Park this bright, spacious unit will tick so many boxes. Featuring a separate entrance that leads to the spacious, north facing light filled, sitting room that has lovely garden views. The updated kitchen, with adjacent dining area has excellent storage and there is a separate well appointed laundry. Both bedrooms are spacious and the main has built-in robes and security shutter. The chic bathroom has a relaxing bath to soak in after a long day and has that wow factor. There is a carport plus drive through for a second off street carpark. It is currently tenanted for \$400 per week until November 2024. If you're looking for an investment, yes, the tenant is happy to continue renting. What makes this special :- Location! Location! Location! - Wonderful feeling of space & light - Ducted reverse cycle air conditioning - 3 courtyards great for a vegie patch or develop for al fresco entertaining - Updated kitchen - Chic Bathroom - Separate laundry - Toolshed - Zoned for Norwood International High School & Burnside Primary School. Purchasing this property as an investment? Talk with Kirsty Clark from our PM team and see why our Property Management department is #1 amongst all the LJ Hooker offices Worldwide. \*\* 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 advice. Should this property be scheduled for auction, the Vendor's Statement (Form 1) will be available at the LJ Hooker St Peters office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA 61345 RLA 282965 RLA 231015