

11 Rodger Ave, Leabrook, SA, 5068



House For Sale

Wednesday, 13 November 2024

11 Rodger Ave, Leabrook, SA, 5068

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Type: House



Chrissy Esau
0419992313

Deceptively Large Duplex Home with Low Maintenance Garden in Leafy Leabrook

Auction Location: on site

Always dreamt of owning your own home in the heart of prestigious Leabrook adjacent to Hazelwood Park but thought you would always be priced out of the market?

Well, look again!

This two -storey, solid red brick Torrens Title deceptively large duplex with two living areas, up to four bedrooms, a private low maintenance garden and two alfresco entertaining areas is a real find for busy families, downsizers and investors alike.

Set on a secure 448 sqm low maintenance block with side by side undercover double carport and just metres from fabulous Hazelwood Park with its host of amenities including Burnside Pool and barbeque and picnic areas is surrounded by multi-million dollar properties.

Leabrook is justifiably and undeniably utterly desirable for its leafy, peaceful environment and its amenities. Stroll to Tasmore Park in five minutes or to one of two Leabrook seven-day shopping centres or grab a bus to the city at the end of the street.

The ground floor comprises an entrance foyer and three different living areas; ½ the large room at the front of the house runs all the way through to the back of the house but can be separated into two rooms via a set of dividing glass doors adjacent to the kitchen.

Both these rooms have timber floors and there are lovely picture windows at both the front and the rear to enjoy garden views in all directions.

The third room that opens to the left of the entrance could be used as a studio, home office or workshop. It was once as a hair salon!

The all white kitchen opens onto the laundry and study on one side and out to the rear garden and entertaining areas.

Upstairs there are three bedrooms and a gleaming white bathroom that includes a full sized bath and separate shower.

The two master bedrooms each include a wall of wardrobes and the third bedroom has a study nook that's bound to prove popular for its storage capacity.

The rear bedroom opens onto an open terrace that overlooks the rear garden; ½ a gorgeous spot to sunbathe in privacy or perhaps enjoy a tranquil sunset drink at the end of a busy day.

The rear garden includes a large covered brick paved area for year round enjoyment as well as a lawn area and border gardens.

Other features include ducted reverse cycle air conditioning on the ground level and two individual units and an automatic watering system.

Close to public transport and great schools including Pembroke, Saints Girls School Collegiate, Loreto, Marryatville High and Burnside Primary.

AUCTION: Saturday 23rd November at 11am, on site.

To register your interest or to make an offer, scan the code below:

<https://prop.ps/l/bcrMnwWS0lq6>

(Please copy and paste the link into your browser)

CT: Volume 6043 Folio 58

Council: City of Burnside

Council Rates \$1,618.05 per annum (approx)

Water Rates \$241.88 per quarter (approx)

Land size 448 square metres (approx)

Year Built: 1988

LJ Hooker Kensington | Unley provide a service called Auction Pay which allows you to pay your deposit online, on the spot at Auction, rather than having the hassle of arranging payment by cheque. Please contact Chrissy Esau to find out more about this service.

The Vendor's Statement (Form 1) will be available for perusal by members of the public:-

(A) at the office of the agent for at least 3 consecutive business days immediately preceding the auction; and

(B) at the place at which the auction is to be conducted for at least 30 minutes immediately before the auction commences.