



## Leabrook, 24 Rochester Street

Timeless Charm With Modern Updates in Leafy Leabrook

To register for an open inspection, please click the 'contact agent button' and an invite for the inspection will be sent to you. Please note, the inspection may be cancelled without notification if you have not registered and RSVP'd for an inspection.

Applications are submitted via [www.tenantoptions.com.au](http://www.tenantoptions.com.au) and a code to apply will be supplied to you after the property has been viewed.

Welcome to 24 Rochester Street, Leabrook, where timeless charm meets modern comfort. This beautifully maintained 1922 home sits on a sprawling 697sqm allotment, offering a perfect balance of elegance, functionality, and space for your lifestyle.

Step inside to discover stunning parquet flooring, setting the tone for the tasteful updates throughout. The generous-sized bedrooms, both featuring built-in robes, provide comfort and practicality, while the master bedroom is further enhanced by a ceiling fan and a



**For Lease**  
Please Call

**View**  
[ljhooker.com.au/611SFDJ](http://ljhooker.com.au/611SFDJ)

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**LJ Hooker Kensington | Unley**  
(08) 8431 6088

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unique connection to a fully enclosed sunroom which wraps around the front and side of the property, this versatile space offers an ideal home office, study, or additional retreat with its own external access to the master bedroom.

The recently renovated bathroom and laundry are a true highlight, with the added convenience of a second toilet located off of the laundry. The spacious kitchen boasts ample storage, gas cooking, and an inviting atmosphere for culinary creations. Additionally, reverse-cycle ducted air conditioning ensures year-round comfort.

Outside, the expansive rear yard is a dream come true. Enjoy entertaining under the extensive undercover area, perfect for gatherings or utilise as additional parking space for vehicles. The secure parking behind an electric roller door provides peace of mind, with added security as the front door is only accessible through the garage.

Families will love the proximity to top-tier schools, including Burnside Primary, Marryatville Primary, Norwood International High School, and several sought-after private institutions. Don't miss the chance to make this wonderful property your next home. Enquire today to experience all it has to offer!

What you will love...

- Fridge, washing machine, dryer and microwave included!
- 2 generous sized bedrooms, both with built-in-robies
- Master bedroom with ceiling fan
- Bedroom 2 offers a unique adjoining space which can be utilised as a home study, office or retreat and allows external access
- Reverse cycle ducting throughout
- Expansive rear yard space
- Large undercover entertainment space or carparking
- Electric garage roller door
- Garden shed
- Renovated laundry, main bathroom and second toilet

Facts

- 12 month lease preferred
- Tenant to pay water use & supply
- 3 Sheds are located in the rear yard, 2 of those are not for tenant use.

Step inside and fall in love - we're ready to welcome you home!



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## More About this Property

<b>Property ID</b>	611SFDJ
<b>Property Type</b>	House
<b>Land Area</b>	697 sqm
<b>Including</b>	Study Ducted Cooling Toilets (2) Dishwasher Outdoor Entertaining Built-in-Robes Fully Fenced Remote Garage

**Emma Watson 0433 690 621**

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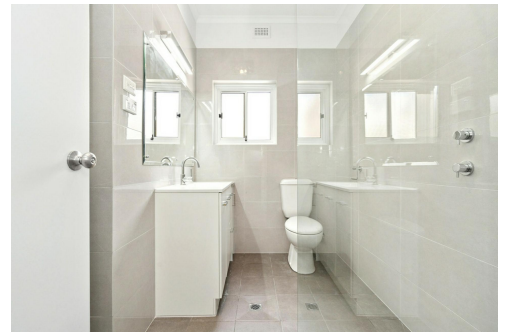
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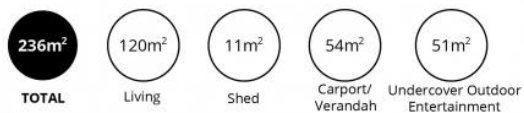
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Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.

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