



32 Leader Street, Rosewater

## Rare One-Owner 1955's Sandstone Fronted Home

Set on a generous 792sqm allotment, this solid brick home is offered to the market for the very first time. Held by the same owner since its construction in 1955, this is a genuinely rare opportunity presenting outstanding potential to renovate, restore, reimagine or redevelop (STCC). With its solid construction and enduring character, the home provides an excellent foundation with strong future potential and clear scope for enhancement.

Behind its striking sandstone frontage, the home showcases beautiful period features including soaring 3-metre ceilings with ornate detailing and original terrazzo flooring to the porch and service areas. The flexible floorplan allows for a variety of configurations to suit individual needs, while the overall structure reflects the quality and craftsmanship of its era.

A dual driveway is a standout feature, providing exceptional off-street parking and flexibility, with ample space to accommodate a caravan, boat or trailer with ease. The expansive, fully enclosed and private rear yard further enhances the appeal, offering space, privacy and versatility rarely found on an allotment of this size.

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### FOR SALE

Sold at Auction

### AGENTS

Rosemary Auricchio

0418 656 386

[rosemarya@ljhookerwestlakes.com.au](mailto:rosemarya@ljhookerwestlakes.com.au)

Nick Carpinelli

0403 347 849

[nickc@ljhookerwestlakes.com.au](mailto:nickc@ljhookerwestlakes.com.au)

### AGENCY

LJ Hooker West Lakes | Henley Beach

(08) 8347 3666

All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

LJ Hooker

## Property Features:

- Rare one-owner character home built in 1955
- Generous 792sqm allotment with future development potential (STCC)
- Solid double brick construction with original sandstone frontage
- Dual driveway with garage for three vehicles, plus excellent space for a caravan, boat or trailer
- Welcoming front porch with original terrazzo flooring
- Soaring 3-metre ceilings with ornate period detailing throughout
- Spacious front lounge with original wood fire heater, air-conditioner and provisions for gas connection
- Functional kitchen with five-burner gas cooktop, oven, Puratap and space for in-kitchen dining
- Flexible internal layout allowing for multiple living areas
- 3 double-sized bedrooms, with the option of an additional 4th bedroom
- Neat and tidy bathroom with separate shower, bath & WC
- Original terrazzo flooring to bathroom, toilet and laundry
- Covered rear verandah overlooking the garden
- Huge, fully enclosed and private backyard
- Established fruit trees throughout the property
- Original handmade brick BBQ and pizza oven
- Chicken coop supporting a self-sufficient lifestyle
- Five sheds providing excellent storage
- Situated on a wide street
- Roller shutters for added comfort

Positioned directly opposite Romeo's Foodland, with shops and everyday amenities at your fingertips, this location offers outstanding convenience. Enjoy easy access to public transportation, nearby parks, medical facilities and shopping precincts. Local schooling options include Pennington Primary School, Mount Carmel College, Le Fevre High School and Woodville High School, all within close proximity. All this while remaining within comfortable reach of the Adelaide CBD and coastline, making this an ideal opportunity for owner-occupiers, investors or future development (STCC).

For further information please contact Rosemary Auricchio on 0418 656 386 or Nick Carpinelli on 0403 347 849.

## Disclaimer:

Any prospective purchaser should not rely solely on 3rd party information providers to confirm the details of this property or land and are advised to enquire directly with the agent in order to review the certificate of title and local government details provided with the completed Form 1 vendor statement. All land sizes quoted are an approximation only and at the purchaser's discretion to confirm. All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries. RLA 175322

## MORE DETAILS

Property ID 509RFE8  
Property Type House  
Land Area 792 m2  
Including Air Conditioning  
Toilets (1)  
Fire Place  
Workshop  
Secure Parking  
Fully Fenced  
Water Tank

**Rosemary Auricchio 0418 656 386**

Sales Partner | [rosemarya@ljhookerwestlakes.com.au](mailto:rosemarya@ljhookerwestlakes.com.au)

**Nick Carpinelli 0403 347 849**

Sales Representative | [nickc@ljhookerwestlakes.com.au](mailto:nickc@ljhookerwestlakes.com.au)

**LJ Hooker West Lakes | Henley Beach (08) 8347 3666**

139 Tapleys Hill Road, SEATON SA 5023

[westlakes.ljhooker.com.au](http://westlakes.ljhooker.com.au) | [hello@ljhookerwestlakes.com.au](mailto:hello@ljhookerwestlakes.com.au)

