



Rosewater, 37 Leader Street

Large Block, Wide Frontage: A Renovator's or Developer's Dream

Set on a substantial 792m² allotment (approx.) with an impressive 16.8-metre frontage (approx.), this solid brick home offers outstanding potential for renovators, investors, and developers alike. Whether you're looking to move straight in and make it your own, undertake a stylish renovation, or explore redevelopment opportunities, subject to council consent (STCC), this property delivers on land size, layout, and location.

Features You'll Love:

- * Large 792m² block with 16.8 m frontage (approx.)
- * Solar panels
- * Updated kitchen with gas cooktop, oven, and generous bench and cupboard space
- * Three good-sized bedrooms, two with reverse-cycle air conditioning
- * Light-filled lounge
- * Polished timber floors in all bedrooms and lounge



Disclaimer: 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.

SOLD



For Sale

Sold Prior to Auction by Josie Auricchio

View

ljhooker.com.au/4ZAGFE8

Contact

Josie Auricchio

0419 269 503

josiea@ljhookerwestlakes.com.au

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josiea@ljhookerwestlakes.com.au

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

- * Neat bathroom with separate toilet
- * Spacious fenced rear yard with lawn and low-maintenance gardens
- * Undercover entertaining patio
- * Good-sized shed and water tank
- * Carport with roller door and additional off-street parking

Located in the up-and-coming suburb of Rosewater, just 10 minutes to the Port Adelaide precinct and a short drive to Semaphore Beach, this property offers city and coastal convenience. Rosewater blends old-world charm with modern appeal, featuring tree-lined streets, character homes, and a strong community vibe. Enjoy easy access to parks, sporting clubs, Ottoway Reserve, and Eric Sutton Oval, with walking and cycling trails nearby. Shop locally at Port Mall, St Clair Village, or West Lakes Shopping Centre. Families are well supported with nearby schools including Mount Carmel College, Our Lady of Mount Carmel Parish School, and Pennington School R-6.

Unlock the full potential of this standout block. Opportunities like this don't last long.

For more information about the property, please contact Josie Auricchio on 0419 269 503 or Donna Farquhar on 0461 363 915.

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 About this Property

Property ID	4ZAGFE8
Property Type	House
House Size	110 m2
Land Area	792 m2
Including	Air Conditioning Toilets (1) Outdoor Entertaining Floorboards Secure Parking Remote Garage Solar Panels Water Tank

Josie Auricchio 0419 269 503

Sales & Property Management Specialist | josiea@ljhookerwestlakes.com.au

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139 Tapleys Hill Road, SEATON SA 5023

westlakes.ljhooker.com.au | hello@ljhookerwestlakes.com.au

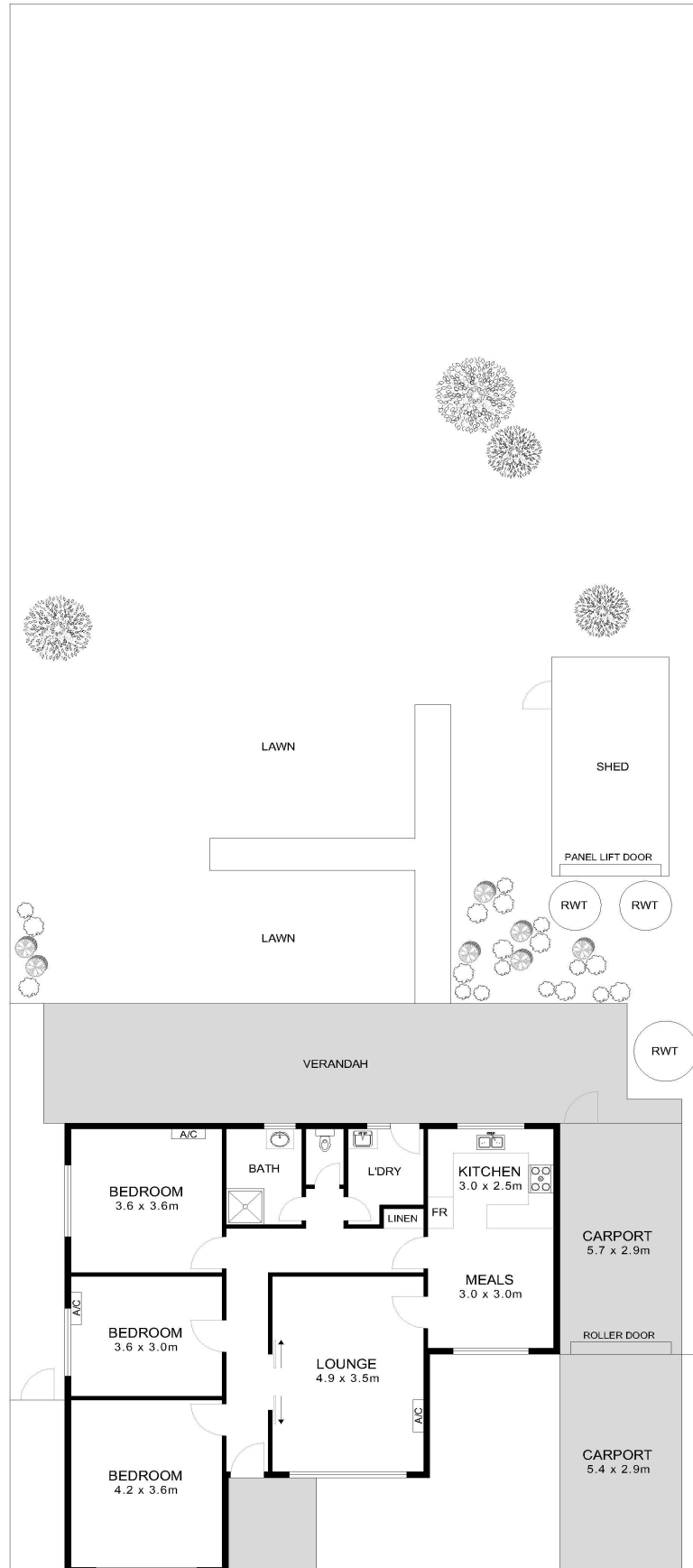


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For illustrative purposes only. All measurements are approximate.
Andrew Waters Photography