

29a Leicester Street, West Richmond

Modern Elegance Meets Villa Charm




Built in 2022, this stunning modern home perfectly balances contemporary design with inviting villa warmth - complete with a classic white picket fence and a charming facade.

Step inside to discover a stylish and thoughtfully designed interior. At the front of the home, the master suite makes a lasting first impression, featuring a statement feature wall, pendant lighting, plantation shutters, a generous walk-in robe, and a luxurious ensuite with a double shower and dual vanity.

A central lounge or home office offers flexibility for modern living, complemented by a matching feature wall and sliding doors opening to a private deck - the perfect spot for your morning coffee or a quiet afternoon unwind.

Two additional bedrooms, each fitted with ceiling fans for year-round comfort, are serviced by a beautifully appointed main bathroom with a separate powder room, WC, and a deep soaking tub - ideal for family living or guest accommodation.

At the heart of the home, the gourmet kitchen impresses with striking

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FOR SALE
\$1,034,700

AGENTS

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 **LJ Hooker**

grey cabinetry, sleek black tapware, dual ovens, a 5-burner gas cooktop, and an integrated Artusi dishwasher. The spacious walk-in pantry provides excellent storage, while the matching built-in bar - complete with sink, cabinetry, and bar fridge - adds a touch of sophistication when entertaining.

Relax by the combustion fireplace in the open-plan living area during cooler months, or step out to the expansive decked entertaining zone. Complete with a built-in BBQ, cabinetry, ceiling fan, and café blinds, this space is designed for effortless year-round enjoyment.

- maintenance gardens with irrigation ensure easy upkeep, while a single garage, and additional driveway parking deliver both security and convenience.

Ideally positioned in the heart of West Richmond, this location combines community charm with everyday convenience. Just 15 minutes from the CBD - or an easy commute via public transport along Marion Road - you'll enjoy seamless access to city amenities, beaches, and shopping precincts. Start your day with coffee from local favourites like Karma and Crow or Loveon Xpress, and make the most of nearby Britton Street Reserve with its basketball and tennis courts, playground, and open green space. Families will also appreciate zoning for Plympton International College, plus proximity to Cowandilla and Richmond Primary Schools.

Key Features

- Master bedroom boasts a walk-in wardrobe and ensuite, with a double shower and dual vanity
- Bedrooms 2 and 3 include ceiling fans
- Central lounge room or home office, with access to a private deck area
- Family bathroom with separate WC, powder room, and a 1800mm freestanding bath
- Kitchen features a walk-in pantry, integrated bin drawer, pull out tap and breakfast bar
- Artusi appliances in the kitchen including dual ovens, 5 burner gas cooktop and Bosch integrated dishwasher
- Built in bar with sink and bar fridge in the dining room
- Spacious living room with a Nectar freestanding fireplace with triple skin flute
- Decked entertaining area with a built-in BBQ with a gas point,
- Tif Tuf lawn in front and rear gardens, front fitted with rain bird irrigation controller
- Composite decking in front entry, courtyard and alfresco
- Ducted reverse cycle air conditioning
- Solar panels 26 x 415W panels, a 5kw Hybrid inverter, with 5.12kwh lithium battery

Specifications

Title: Torrens Title

Year built: 2022

Land size: 390sqm (approx)

Council: City of West Torrens

Council rates: \$1,585.25pa (approx)

ESL: \$160.50pa (approx)

SA Water & Sewer supply: \$203.25pq (approx)

All information provided including, but not limited to, the property's land size, floorplan, floor size, building age and general property description has been obtained from sources deemed reliable. However, the agent and the vendor cannot guarantee the information is accurate and the agent, and the vendor, does not accept any liability for any errors or oversights. Interested parties should make

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MORE DETAILS

Property ID	Y10HDM
Property Type	House
Land Area	390 m2
Including	Ensuite Air Conditioning Built-in-Robes Close to Schools Close to Shops Close to Transport Roller Door Access Window Treatments

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