



## 18 Leopold Street, GREENOCK, SA 5360

Spacious Family Living on a Generous Corner Allotment in the Heart of Greenock!

Welcome to 18 Leopold Street, Greenock - a well-established and beautifully maintained family home offering space, comfort, and exceptional versatility, all set on a substantial 1,214sqm corner allotment in one of the Barossa Valley's most charming townships.

Custom built by the current owner (and only owners) and thoughtfully designed based on a Fairmont home, this solid 1987 residence has been crafted with both functionality and lifestyle in mind. Offering four well-proportioned bedrooms and two bathrooms, the home delivers a flexible floorplan with multiple living areas, ensuring there's space for everyone to enjoy both privacy and togetherness.

From the moment you step inside, you'll appreciate the sense of space created by the home's light-filled interiors. Comfort is assured year-round with evaporative cooling for efficient climate control, while a combustion heater adds warmth and charm during the cooler months.

At the heart of the home, the kitchen, living and dining zones flow seamlessly, creating an inviting space for everyday living. Moving outside, you'll find a generous undercover entertaining area - perfect for hosting family gatherings, weekend barbecues, or simply

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**TYPE:** For Sale

**INTERNET ID:** 300P189747

**SALE DETAILS**

**\$899,000 - \$959,000**

**CONTACT DETAILS**

**Barossa**

127 Murray Street

Tanunda, SA

(08) 8562 2883

RLA: 62833

**Nicola Biagi**

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unwinding while overlooking the tranquil, established gardens. The pergola area has a roof that you can open or shut the louvres making it ideal for all year round.

Adding to the home's lifestyle appeal is a fantastic half tennis court, perfectly positioned to take in picturesque views over the surrounding vines - a rare and highly desirable feature that sets this property apart. The pond and fern garden add to the tranquillity of the outdoor areas.

Positioned on a prized corner block, the property offers excellent side access to the rear yard, making it ideal for those with additional vehicles, trailers, boats, or caravans. Tradies, hobbyists, or those needing extra storage will appreciate the impressive large shed, complete with power and a concrete floor. As well as a cubby house that will make your kids or grandkids the envy of the town.

Practicality continues with three rainwater tanks plumbed directly to the home, helping to reduce water costs and enhance sustainability. Additional features include roller shutters for added security and energy efficiency, as well as solar power to help keep running costs down - making this home as efficient as it is comfortable.

The outdoor spaces are equally appealing, with established gardens providing a peaceful setting and plenty of room for children and pets to enjoy.

Located right in the heart of Greenock, you'll love the convenience of being within close proximity to local amenities, shops, parks, and the renowned Barossa Valley wineries - all while enjoying the relaxed lifestyle this sought-after township has to offer.

Whether you're looking for a spacious family home, a lifestyle upgrade, or a property with standout features and exceptional privacy, 18 Leopold Street presents a fantastic opportunity to secure a quality home on a large allotment in a tightly held location.

#### Details

Title: Torrens

Frontage: 19.7m approx..

Zoned: EN - Established Neighbourhood

Council: Light Regional Council

Sewer: CWMS

Gas: No

Hot Water: Heat Pump

NBN: Yes

Solar: Yes

Disclaimer: We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies, or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein. Elders Real Estate RLA62833

Other features: Car Parking - Surface, Close to Schools, Close to Shops

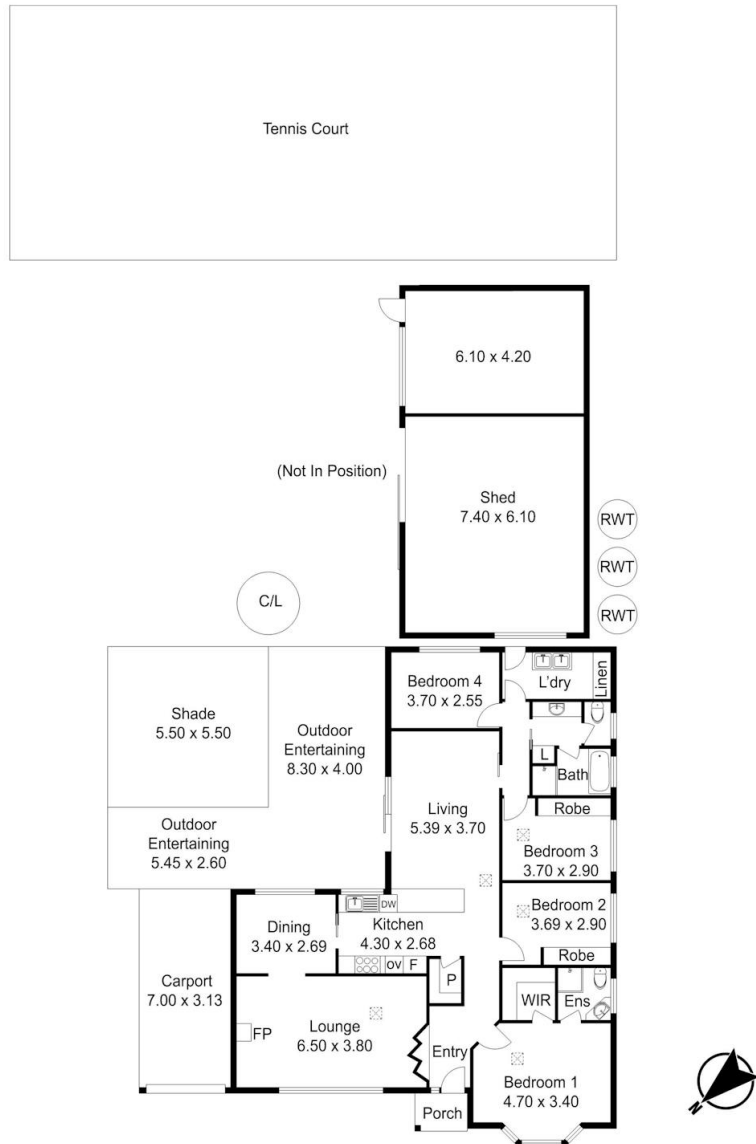
- Land Area 1,214.00 square metre
- Building Area: 183.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Car Parks: 2
- 3 car garage











Living:	154 m <sup>2</sup>
External:	129 m <sup>2</sup>
Shed:	45 m <sup>2</sup>
Total:	328 m <sup>2</sup>

## 18 Leopold Street, Greenock

Disclaimer: All measurements are approximate and are provided for illustrative purposes only. While every effort has been made to ensure accuracy, actual dimensions may vary. Interested parties should conduct their own enquiries.