

# 1 Adnamira Avenue, Rostrevor, SA 5073



## Sold House

Tuesday, 20 February 2024

1 Adnamira Avenue, Rostrevor, SA 5073

Bedrooms: 5

Bathrooms: 3

Parkings: 4

Area: 650 m2

Type: House



Mike Lao

0882811234



Tyson Bennett

0437161997

**\$1,400,000**

\*For an in-depth look at this home, please click on the 3D tour for a virtual walk-through or copy and paste this link into your browser\*Virtual Tour Link: <https://my.matterport.com/show/?m=4GBVD5wVD1g>Auction: Sunday the 3rd of March at 3:00pm onsite (Unless Sold Prior)Price Guide: \$1.25mTo submit an offer, please copy and paste this link into your browser: [https://www.edgerealty.com.au/buying/make-an-offer/Mike Lao, Tyson Bennett and Edge Realty RLA256385](https://www.edgerealty.com.au/buying/make-an-offer/Mike%20Lao,%20Tyson%20Bennett%20and%20Edge%20Realty%20RLA256385) are proud to present to the market this superb solid brick beauty sure to pull on the heart string and be the perfect place to call home. Standing proud on a corner block within one of Adelaide's most sought-after foothill postcodes, discover this five bedroom, three bathroom family home.As you approach the property, the landscaped front gardens, classic red brick facade and welcoming porch create a warm and inviting atmosphere. Step inside to discover gorgeous details on show throughout from the soaring decorative ceilings to a combination of pendant lighting, downlights, and double French doors. Entertain guests or spend quality time with loved ones in the upstairs formal lounge and dining room whilst the warm sunshine beams in through the double doors to your private balcony with show-stopping views. Here there is a Wonderfire gas fireplace and ducted reverse cycle air-conditioning that flows throughout. Extending the living spaces further is the open plan family and meals with direct access to your outdoor entertaining area plus an internal rumpus room with pool table included.The home chef is sure to love whipping up a delicious meal in the well-equipped kitchen with a suite of quality appliances including a gas cooktop, electric oven and dishwasher. There is ample storage space in the timeless Australian blackoak cabinetry plus a raised breakfast bar for casual meals.Four of the five bedrooms are housed upstairs including the master with a walk-in robe and a four piece en-suite with a corner spa bath. Completing the upper level is the main bathroom with a double vanity, shower, bathtub and separate toilet to accommodate busy households. The lower level is home to a guest suite with it's own bedroom, living room, kitchen and bathroom. Outside there is a pitched roof verandah to sit back and relax in, enjoy your morning coffee or host barbeques and social gatherings. Key features you'll love about this home:- Solid brick construction with 5 bedrooms, 3 bathrooms, 4 living areas, 2 kitchens and 2 laundrys- Ducted reverse cycle air-conditioning throughout with 6 zones- Landscaped gardens with an established cherry tree and tomato plants- Double garage with dual automatic roller doors and attached storage room- Corner access to an attached carport with an automatic roller door - Potential for a second income stream with dual occupancy due to versatile configuration- Ample storage throughout with a store room, under stair storage and built-in cabinets- Ornate ceilings, gas fireplace, lead light windows and French door details for an extra touch of eleganceThis picturesque parcel of approximately 650sqm is set along a quiet street with a glorious outlook to savour daily. Find yourself surrounded by quality homes within walking distance to Alguna Crescent Reserve and Pacific Avenue Reserve. For families, Rostrevor College, Rostrevor Kindergarten and Morialta College are within easy reach. Newton Village Shopping centre with plenty of shopping and dining options is just a 3 minute drive away and for those that commute to the Adelaide CBD can be there within 20 minutes. With stunning interior spaces, fantastic outdoor entertaining areas, and a great location this is a real delight for homeowners searching for the finer things in life.Call Mike Lao on 0410 390 250 or Tyson Bennett on 0437 161 997 to inspect!Year Built / 1997 (approx)Land Size / 650sqm (approx - sourced from Land Services SA)Frontage / 20m (approx)Zoning / GN-General NeighbourhoodLocal Council / City of CampbelltownCouncil Rates / \$2,985.15 pa (approx)Water Rates (excluding Usage) / \$1,033.6 pa (approx)Es Levy / \$231.40 pa (approx)Estimated Rental / \$1,000-\$1,100pwTitle / Torrens Title 5304/143Easement(s) / NilEncumbrance(s) / To Jackman & Treloar Pty.LtdInternal Living / 357sqm (approx)Total Building / 491sqm (approx)Construction / Solid Brick Gas / ConnectedSewerage / Mains For additional property information such as the Certificate Title, please copy and paste this link into your browser: <https://vltr.co/UNaR4L>If this property is to be sold via Auction, the Vendors Statement (Form 1) may be inspected at the Edge Realty Office at 4/25 Wiltshire Street, Salisbury for 3 consecutive business days prior to the Auction and at the Auction for 30 minutes before it starts.Edge Realty RLA256385 are working directly with the current government requirements associated with Open Inspections, Auctions and preventive measures for the health and safety of its clients and buyers entering any one of our properties. Please note that social distancing is recommended and all attendees will be required to check-in.Disclaimer: We have obtained all information in this document from sources we believe to be reliable; However we cannot guarantee its accuracy and no warranty or representation is given or made as to the correctness of information supplied and neither the Vendors or their Agent can accept responsibility for error or omissions. Prospective Purchasers are advised to carry out their own investigations. All inclusions and exclusions must be confirmed in the Contract of Sale.