

1 Wattle Court, Rosslyn Park, SA 5072



Sold House

Friday, 1 September 2023

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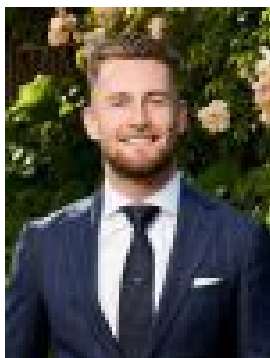
Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 656 m2

Type: House



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\$1,275,000

Nestled on this whisper-quiet cul-de-sac in the coveted leafy east with daily essentials and barista brewed coffee a stone's throw from your front door sits this immaculately up-scaled 1960's property now oozing elegance, entertaining potential and family-friendly functionality. A systematic and stunning converting of yesteryear charm into sleek sophistication, this modern marvel is an instant house-proud head-turner. From the stripped-backed solid timber floors, crisp white interior brightened by ambient downlighting, to a lofty 3-bedroom footprint of light-filled privacy, built-in robes and study nooks - there's lots to love here. With a welcome return to more traditional footing, enjoy cosy comfort in the formal lounge spilling with natural light, just the space to curl up with a bestseller by day and movie-marathons with the kids by night. For the gourmet foodies, prepare to channel your inner Jamie Oliver in this superb chef's zone where contrast cabinetry, sparkling stone bench tops, and island with table extension is primed for casual eats, conversation and cooking with company. Wining and dining friends for decadent dinners or inviting extended family around for open-house, get-togethers is a cinch too with a spacious formal dining stepping out to the sunbathed backyard where a sea of lush lawn sees all the space to throw a picnic blanket, let the kids to play and family pets to happily roam. Leaving no stone unturned, the main bathroom is luxuriously deluxe with matte black fixtures and sumptuous bath, storage to the practical laundry, while zoned ducted AC and bill-busting solar panels add welcome modern inclusions. Well positioned in this sought-after pocket, you'll find a raft of local cafés to have your weekend fill, lush reserves for endless kid-friendly exploring, take your pick for exclusive public and private school options, while boutique Burnside and the vibrant Parade Norwood are both a quick 8-minutes away for a lifestyle and culture emphasis that's hard to beat.

FEATURES WE LOVE

- Breathtakingly renovated 60's home brought effortlessly into elegant, modern standings
- Sleek designer kitchen and meals zone featuring pendant lighting, sprawling stone bench tops, striking contrast cabinetry and abundant storage, easy-clean electric cook top, as well as island bench and dining table combo
- Beautiful formal lounge spilling with natural light, garden views and cosy gas fireplace
- Spacious formal dining opening to a neat alfresco overlooking the lush backyard and endless lawn
- 3 supremely generous bedrooms, all with elegant BIRs
- Deluxe main bathroom featuring floor to-ceiling tiling, separate shower and deep relaxing bath, dual vanities, matte black fixtures and separate WC for added convenience
- Functional laundry with storage, ducted AC for year-round comfort and solar system for lower energy bills
- Neat and tidy grassed frontage, as well as large double carport

LOCATION

- Across the road from the delicious Wattle Park Bakery and IGA for easy eats and all your daily essentials
- Close to popular parks and leafy reserves for endless weekend adventure
- Zoned for Burnside and Magill Primary, walking distance to Norwood International, as well as several private school options
- Only 8-minutes to Burnside Village, the iconic Parade Norwood and under 6km to Adelaide CBD

Auction Pricing - In a campaign of this nature, our clients have opted to not state a price guide to the public. To assist you, please reach out to receive the latest sales data or attend our next inspection where this will be readily available. During this campaign, we are unable to supply a guide or influence the market in terms of price.

Vendors Statement: The vendor's statement may be inspected at our office for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it starts.

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Property Details: Council | Burnside Zone | SN - Suburban Neighbourhood \\ Land | 656sqm (Approx.) House | 221.1sqm (Approx.) Built | 1964 Council Rates | \$1,788.40pa Water | \$235.38pa ESL | \$475.00pa