

10 Apalka Place, Rostrevor, SA 5073

HARRIS

House For Sale

Wednesday, 17 April 2024

10 Apalka Place, Rostrevor, SA 5073

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 575 m2

Type: House



Tom Hector
0423767967



Clinton Nguyen
0432517003

\$1m-\$1.1m

Tucked away in the scenic surrounds of Rostrevor and nestled at Morialta Conservation Park's picture-perfect footsteps, this meandering 4-bedroom home, split over two intriguing levels of classic c.1970's architecture, has been a much-loved haven for nearly four decades. Flourishing with nostalgic charm that weaves character and contemporary elements – from polished herringbone timber floors, lofty pitched ceilings adorned with stained glass skylights, to the sunken lounge and seamless dining experience – there's something immediately enchanting about the space, feel and flow that make 10 Apalka Place a swansong to the period's unmistakable design intentions. With welcome updates to the spacious kitchen and casual meals that now sees gleaming stainless appliances and sleek electric cook top, as well as an utterly beautiful outdoor alfresco sweeping below a vine-covered pergola and helmed by a quaint gazebo with tempting access to the wine cellar... entertaining ease needs no reminder here for those looking to move in and renovate, re-inspire and revitalise its solid brick footings into a modern-day stunner. A truly functional base to work from, you'll find 3 ample-sized bedrooms and bathroom clustered together on the ground floor, while a quick tiptoe up two separate staircases leading to a secluded second level lounge with balcony, private master bedroom with ensuite, as well as another light-filled retreat with open-air study loft in what is eye-opening versatile adaptability. While the capacity to transform is well worth exploring, so too is the opportunity to claim a near 600m² parcel in this blue-ribbon locale. Whether you plan to live or lease first, taking this coveted address – moments to local schools and shopping hubs, along with endless, all-age adventure at your fingertips – and redesigning and rebuilding from the ground up (STCC) is an equally appealing path you don't want to let slip through your fingers. Features you'll love:- Much-loved and beautifully maintained c.1973 family home flowing over herringbone timber floors, lofty ceilings with leadlight touches, and across two-levels of surprising living space- Updated contemporary kitchen featuring great bench top space, abundant timber cabinetry with WIP, and stainless SMEG appliances including electric cook top- Wonderful outdoor entertaining with a large pitched pergola, vine-covered beauty, along with a nearby gazebo and wine cellar- 3 ground floor bedrooms, all with handy BIRs- Contemporary bathroom featuring spa bath and separate shower, as well as separate WC for added convenience- Two additional separate retreats/living spaces upstairs, including a loft study/home office- Private master bedroom featuring BIR, WIR and ensuite- An array of split-system AC's throughout, practical laundry, and 18-panel solar system- Long, double garage with workshop/storage area- Set on an enticing 575m² (approx.) allotment inviting exciting renovation, redesign or rebuild potential (subject to council conditions) Location highlights:- Arm's reach to a variety of leafy parks and playgrounds, including the iconic Morialta Conservation Park for endless weekend adventure- Moments to Stradbroke Primary, Morialta Secondary, as well as Rostrevor and Saint Ignatius' Colleges- Around the corner from Newton Village for all your daily essentials, and a quick 7-minutes to Newton Central & Target for popular cafés and speciality stores Specifications: CT / 5559/209 Council / Campbelltown Zoning / GN Built / 1973 Land / 575m² (approx) Frontage / 23.47m Council Rates / \$2080pa Emergency Services Levy / \$201pa SA Water / \$227.50pq Estimated rental assessment / \$700 to \$750 per week / Written rental assessment can be provided upon request Nearby Schools / Stradbroke School, Thorndon Park P.S, Athelstone School, East Torrens P.S, Paradise P.S, Morialta Secondary College Disclaimer: All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 226409