

11 Maurice Avenue, Rostrevor, SA, 5073

House For Sale

Monday, 16 October 2023

RayWhite

11 Maurice Avenue, Rostrevor, SA, 5073

Bedrooms: 5

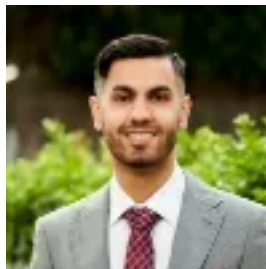
Bathrooms: 2

Parkings: 2

Type: House



Linda Clemente
0870785802



Oliver Bishop
0870785802

Family-Friendly Feature, Superb Function & Sought-After Location

Marvel in modern contemporary magic with this beautifully presented family home packed with wonderful feature, and nestled in one of the most sought-after pockets of Rostrevor where prestigious schools and scenic reserves are a short stroll from your front door.

Showcasing a superb footprint that blends spacious formal living for a more relaxed agenda with light-spilling open-plan entertaining where the sweeping chef's kitchen flush with granite bench tops, conversation-ready dining and cosy family zone combine for one elegant hub to host friends for vino-inspired dinners or enjoy wholesome time with the kids week-in, week-out.

Combined with a property-wide pergola delivering incredible outdoor living potential, this sunbathed backyard with easy-care lawn and garden beds provides a welcome backdrop to savour sunny lunches, fun-filled barbeque get-togethers and balmy twilight evenings with friends. Such faultless, family-friendly functionality extends to the remarkable 5-bedroom floorplan that includes a generous master with customary ensuite and walk-in wardrobe, as well as dedicated home office/study for no shortage of versatility to meet a range of modern household needs.

Classic contemporary interior design would be a sinch to update and usher in stunning 2023 finesse though is far from necessary, while seizing the delightful free-flow of this well-designed and well-appointed home in the coveted east should be your top priority.

A lifestyle opportunity swooning with everyday convenience, start your days stress-free by walking the kids to Stradbroke Primary, Morialta Secondary or Rostrevor College all a heartbeat from home, enjoy picturesque parks and playgrounds capped-off by Morialta Reserve at the end of your street promising endless weekend adventure and easy playdate catch-ups, while Romeo's Foodland makes shopping the daily essentials a breeze or for more delicious options venture to Newton Village or Newton Central for delectable specialty stores and artisan produce.

FEATURES WE LOVE

- Stunning open-plan entertaining zone spilling with natural light and headlined by a spacious, kitchen flush with granite bench tops, abundant elegant cabinetry and cupboards, gleaming stainless appliances including in-wall oven and dishwasher, and breakfast bar ready to serve or socialise
- Bright, open and airy outdoor alfresco area with property-wide pitched pergola inviting impeccable outdoor living potential
- Generous second living area, perfect for relaxing with the latest bestseller or retiring with the company of good friends
- Lovely master bedroom featuring WIR and private ensuite
- 3 additional spacious bedrooms, all with handy BIRs
- Dedicated home office/study or versatile 5th bedroom option
- Contemporary main bathroom with separate shower and bath, as well as separate WC for added convenience
- Practical laundry with storage, powerful ducted AC throughout and solar system for lower energy bills
- Double garage, electric gate entry and manicured frontage for idyllic street appeal

LOCATION

- Strolling distance to Stradbroke Primary, Morialta Secondary and Rostrevor College for hassle-free morning commutes with the kids
- A stone's throw to the iconic Morialta Reserve and Nature Park for lovely outdoor fun and adventure
- Around the corner from Romeo's Foodland for all your daily needs and moments to the vibrant shopping hubs of Newton
- Village, Newton Central and Fire Plaza & Kmart for the very best shopping options

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.

Norwood RLA 278530

Disclaimer: As much as we aimed to have all details represented within this advertisement be true and correct, it is the buyer/ purchaser's responsibility to complete the correct due diligence while viewing and purchasing the property throughout the active campaign.

Property Details:

Council | Campbelltown

Zone | GN - General Neighbourhood\

Land | 567sqm(Approx.)

House | 307sqm(Approx.)

Built | 2006

Council Rates | \$TBC pa

Water | \$TBC pq

ESL | \$TBC pa