

113 Stradbroke Road, Rostrevor, SA 5073

**NOAKES
NICKOLAS**

House For Sale

Wednesday, 29 May 2024

113 Stradbroke Road, Rostrevor, SA 5073

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 427 m2

Type: House



Paul Lukeman
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Zac Watts
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Auction 15/6 (USP)

Auction Saturday 15th of June at 2pm (Unless Sold Prior). Settle into Rostrevor, close to nature, schools, shops and public transport with all the potential of a corner allotment on Stradbroke Road. Set behind private fencing, a fully renovated interior brings this 60's double brick Torrens titled home on a practical 427m² corner allotment up to speed for contemporary living. Fabulous updates include brand new architraves and joists, floor coverings, kitchen benchtops and appliances, window fittings, lighting, ceiling insulation, and a new laundry and bathroom. Pass over the verandah to step into the entry onto new solid hardwood floors. To your left, a lovely lounge room retains a charming brick fireplace and built-in storage, with a pass to the kitchen connecting your spaces. To your right find three freshly carpeted bedrooms, with built-in robes for two and a split system A/C for the main creating comfortable retreats. The fully-tiled modern bathroom includes a large vanity and walk-in shower with rain shower head, and a handy separate toilet. A stylish contemporary kitchen forms the heart of everyday living and entertaining, with sleek cabinetry wrapping a stainless steel multi-drawer dishwasher, gas pyrolytic oven and induction cooktop. Enjoy casual drinks around the breakfast bar, or head outdoors via the laundry to dine Alfresco. Impressive established gardens and plenty of undercover areas ensure the outdoors become as much a part of everyday life as the striking interiors, with dual verandahs providing plenty of shady places to spend your time. Comfortable and contemporary with hints of original charm, this stylish home is yours for the taking on Stradbroke Road. Local shopping is a breeze in Rostrevor, from Coles at Newton Village to Target and Drakes at Newton Central, while quality zoned and private schools are in abundance. Expansive green spaces are ready for exploration only moments away, with the rises of Morialta and Black Hill conservation parks forming the backdrop for your streetscape. For a convenient next address or exciting investment opportunity, blue chip Rostrevor awaits. Features to love:- 19m frontage onto Stradbroke Road plus 17m² frontage onto Nilginee (plus driveway)- Reverse cycle split system A/C units plus fireplace- Secure double carport and further off-street parking- Tinted windows across west-facing front of home plus cafe roller blinds- Large shed on concrete slab and plenty more storage throughout home- Secure alarm system with security cameras, secure fencing and gates plus security shutter to main bedroom- Bill-reducing solar system with 12 x 250w panels and 3kW inverter installed 2012- Instant gas hot water system- Rewired and replumbed 2018- Zoned to Stradbroke School and Morialta Secondary College, close to Rostrevor and St Ignatius colleges and Pembroke School and within the catchment area for Thorndon Park Kindergarten- Moments to public transport along Stradbroke and Montacute roads- 8.3km to the Adelaide CBD Land Size: 427sqm Frontage: 19m Year Built: 1963 Title: Torrens Title Council: City of Campbelltown Council Rates: \$1666.50 PASA Water: \$250 PQES Levy: \$148.25 PA 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. If this property is to be sold via auction the Vendors Statement may be inspected at Level 1, 67 Anzac Highway, Ashford for 3 consecutive business days and at the property for 30 minutes prior to the auction commencing. RLA 315571.