

**12 Johnson Avenue, Rostrevor, SA 5073**

**HARRIS**

**Sold House**

Wednesday, 28 February 2024

12 Johnson Avenue, Rostrevor, SA 5073

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Area: 861 m2**

**Type: House**



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## Contact agent

A big, billowing block of eye-watering potential, 12 Johnson Avenue and its sweeping 861m<sup>2</sup> parcel perched on a coveted corner allotment, lays claim to exactly why Rostrevor is such a routinely sought-after destination... beautifully leafy streets, impressively large properties to renovate, extend or rebuild, and a wonderfully neighbourly atmosphere. And this yesteryear charmer just might take the cake. Much-loved since the 60's by the one adoring family, this mid-century beauty enjoys solid timber floors, a light-filled lounge flowing through to a welcomingly spacious contemporary kitchen before dropping down into a lovely lounge. The sum of its parts combining for an excellent family-friendly experience if your motivation is to live or lease as you explore exciting possibilities to transform this blue-ribbon site (STCC). Together with 3 well-sized bedrooms and functional bathroom and laundry, you'll find plenty of immediate practicality here. Meanwhile, fun-filled living goes up a notch where a huge outdoor alfresco and patio overlooks a sprawling, and sunbathed backyard dotted with fruiting trees and a massive macadamia. Inviting plenty of fresh-air fun for young and old, large secure garage with verandah to sit back and scan, as well as a long carport with workshop all suggesting of the incredible size and scope on offer. Adding to the already huge appeal of such a superb address, lifestyle convenience needs no reminding here either. From leisurely strolls to the exclusive Morialta Secondary and Rostrevor College, the fresh Fruit & Veg Market and your local Foodland both around the corner, closeby to the iconic Morialta Conservation Park for endless weekend adventure, along with great shopping choices with Firlie Plaza & Kmart or Newton Central & Target both at arm's reach – the brightest of futures awaits the luckiest of families. Features you'll love:- Sweeping corner block property set on a tantalising 861m<sup>2</sup> (approx.) parcel inviting limitless renovation, redesign, rebuild or subdivision possibilities (subject to council conditions)- Much-loved and well-maintained throughout featuring a light-filled lounge, central and spacious contemporary kitchen with abundant cabinetry and stainless steel oven and gas stove top, as well as a lovely family room- Huge outdoor alfresco inviting wonderful outdoor entertaining potential, overlooking the sunny and sprawling backyard featuring fruit trees and feature macadamia - 3 ample-sized bedrooms, the main with BIRs- Neat and tidy contemporary bathroom featuring separate shower and bath, as well as separate WC for added convenience- Practical laundry, ducted AC throughout, classic timber panelling interiors and beautiful solid timber floors- Large garage, as well as separate carport for exceptional storage space Location highlights:- A stone's throw to the exclusive Morialta Secondary and Rostrevor College, and just around the corner from Stradbroke Primary for easy morning commutes with the kids- Moments from the scenic Morialta Conservation Park and Nature Play inviting endless outdoor fun and exercise for all ages- Arm's reach to the local Fruit & Veg Market and Romeo's Foodland for all your everyday needs, along with the popular Newton Central & Target, and Firlie Plaza & Kmart providing excellent shopping options Specifications: CT / 5224/996 Council / Campbelltown Zoning / GN Built / 1965 Land / 861m<sup>2</sup> (approx.) Frontage / Irregular Council Rates / \$2,139.36pa (approx) Emergency Services Levy / \$185.15pa (approx) SA Water / \$212.31pq (approx) Estimated rental assessment / \$500 - \$550 per week / Written rental assessment can be provided upon request Nearby Schools / Stradbroke School, East Torrens P.S, Thorndon Park P.S, Charles Campbell College, 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