

12 Rosebank Terrace, Stonyfell, SA 5066

Smallacombe

House For Sale

Friday, 3 May 2024

12 Rosebank Terrace, Stonyfell, SA 5066

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 700 m2

Type: House



Ros Munt
0419034554



Robyn Coles
0419836129

\$998,000

~ Auction: Saturday 18th May @ 11:00am (unless sold prior) ~Positioned in this prestigious and leafy locale, this solid brick family home is presented in its neat, original best, with plenty of potential to customise to create your perfect home.*** Two Street frontages envelope this generous allotment of some 700sqm (approx.) the property offers room for the family with large living space and multiple bathrooms. Enjoy the peace and quiet of country life just 6km from the CBD in this gorgeous three-bedroom, light filled, colonial style 1957 built home that sits on the high side of the road. The open plan kitchen boasts modern benchtops, breakfast bar, ample storage, new dishwasher, and 900mm wide gas oven. There is plenty of room for a generous dining area to the side of the kitchen and a versatile living room drenched in sunlight through wrap-around windows. It is rare to find a property with a double street frontage, this presents potential future opportunity for development (subject to consents). Alternately this is a great entry level home in an outstanding suburb amongst the gum trees. With the high rental demand currently across the area this would also make a great investment attracting a good income with its convenient location to schools. KEY ATTRIBUTES: * Three good sized bedrooms with floorboards and ceiling fans * Formal front living area, plus the rear family area * Two bathrooms * Walk through study and laundry tucked away * Plenty of scope to design your landscaped rear yard or even put in a pool * Split systems to service your heating and cooling needs * Perfect for the keen renovator * Opportunity for rebuild or extension (subject to consents) to capitalise on the location and capture the views to the city and sea that a double storey home would offer * Opportunity to get instant rental return at settlement Living in Stonyfell really is unique with such an ever-changing contrast of architecture and street scape. The convenience of the modern Burnside Village just minutes away yet koalas in the gum tress at your doorstep. Sip your morning coffee listening to the birds in your own parcel of paradise. LOCATION: * Leisurely stroll to popular cafés including Taylor Blend and Lockwood General, as well as scenic parks such as the Ferguson Conservation Park and Michael Perry Botanic Reserve * Zoned for Burnside Primary and Norwood International High with Pembroke, St Peter's Girls' and even Loreto College all moments from your front door (Information about school zones is obtained from education.sa.gov.au. The buyer should verify its accuracy in an independent manner) * Only 5-minutes to Burnside Village for all your shopping and amenity needs Council: City of Burnside Council Rates: \$1,745.80 per annum SA Water: \$231.54 per quarter ESL: \$204.95 per annum Rent Range: \$640 to \$680 per week Land Size: 700sqm (approx.) Year Built: 1957 Zoning: Hills Neighbourhood