

125 Stradbroke Road, Rostrevor, SA 5073



House For Sale

Wednesday, 8 November 2023

125 Stradbroke Road, Rostrevor, SA 5073

Bedrooms: 3

Bathrooms: 2

Parkings: 4

Area: 1226 m2

Type: House



Nicholas Bucco
0431197972



David Paladino
0884476741

Auction Sat 25th November 12:00pm On Site (USP)

Brimming with classic charm, 125 Stradbroke Road in Rostrevor is a property that carries the original allure of its time. Built circa 1977, this conventional three-bedroom home stands as a testament to the architectural elegance of its era; where design was characterised by practicality and simplicity. The expansive 1226m² (approx.) block with a 20.1m (approx.) frontage provides the perfect opportunity for those looking to subdivide or create a master piece of their own (STCC). Allotments this size almost never appear on the market! Positioned perfectly for families and investors alike, this residence offers more than meets the eye. The property boasts a formal living area and a dedicated home office, making it an ideal abode for those who value both relaxation and productivity. The master bedroom features built-in robe and an ensuite bathroom, adding a level of privacy and convenience to your daily routines. A formal dining area provides the perfect space for family gatherings or dinner parties with friends. The interior showcases the timeless combination of tiles and floorboards, adding a touch of warmth and charm to the home. The 2.7 metre ceilings create an inviting sense of space and openness, while the double brick construction ensures thermal comfort throughout the year. The kitchen presents an exciting opportunity for refurbishment, allowing you to put your own personal touch and taste on the property. Step outside and you'll be greeted by a patio that overlooks a large backyard, a family-friendly feature that makes outdoor activities, barbecues or even simple moments an absolute delight. Extra features you will love;- Split system air-conditioners through-out- Double garage- 10 KW Solar System (approx.)- Instant gas hot water- Two outdoor entertaining areas- Tool/garden shed at the back- Rainwater tanks- Wood fire heater- Fully wired and insulated back shed Walk to Centro Newton Shopping Centre for your day to day shopping requirements. There are a multitude of reserves and parks at your disposal including the noted Morialta Conservation Park and Thorndon Park Reserve with walking trails, playground and picnic areas, ideal for your recreation and exercise. Campbelltown City Soccer Club, Social Club, Black Hill Conservation Park and the Fourth Creek Linear Reserve are all a short distance away. Local zoned schools are Stradbroke School and state of the art newly built Morialta Secondary College. Paradise Primary, Athelstone Primary, St Francis of Assisi Primary and Thorndon Park Primary are all close by, along with quality private schooling at St Ignatius College and Rostrevor College. This property, with its blend of classic charm and modern convenience, stands as a solid investment or a family home filled with potential. It's a golden opportunity to acquire a slice of Rostrevor and make it your own. Call Nicholas Bucco on 0431 197 972 or David Paladino on 0421 649 255 to avoid missing out. Specifications: CT / 5487/494 Council / City of Campbelltown Zoning / General Neighbourhood Built / 1977 Land / 1226m² (Approx.) Frontage / 20.1m (Approx.) Council Rates / \$705 PQSA Water / \$243 PQ The vendor's statement may be inspected at 129 Commercial Rd, Port Adelaide for 3 consecutive business days prior to the auction and at the auction for 30 minutes before commencement.* Price Guide - The property is being offered by way of public auction. No price guide will be given under the vendors instruction, however recent sales data will be provided upon request via email and at the open inspections *