

**13 McArthur Avenue, Rostrevor, SA 5073**

**HARRIS**

**Sold House**

Tuesday, 21 November 2023

13 McArthur Avenue, Rostrevor, SA 5073

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 2**

**Area: 775 m2**

**Type: House**



Tom Hector  
0423767967



Clinton Nguyen  
0432517003

**\$1,203,000**

This sprawling contemporary charmer, much-loved and single-owned for nearly four decades, delivers a remarkable foothold in this hugely sought-after haven where prestigious schools and iconic reserves are at arm's reach, giving those with their heart set on a Rostrevor home a rare entry and must-see opportunity. Delightfully updated over the years, and spilling with wonderful family-friendly feature and form, 13 McArthur is move-in ready, forgoing any need or necessity to change a thing. From the large formal lounge at entry with adjoining home office (or 5th bedroom), to the exceptional 4-bedroom footprint providing superb versatility – there's major drawcards to this seemingly humble home that give it much greater scope than may first appear. With nearly 160m<sup>2</sup> of internal living space, the best is yet to come as the beautiful bay-windowed open-plan entertaining hub spills with natural light, adding a modern layout, easily fulfilling more up-to-date household expectations. Helmed by a spacious chef's zone flush with fantastic bench top space and gleaming stainless appliances, the invitation for helping hands and cooking with company needs no reminder, while friends and family unwind and relax, inside or out under the sweeping timber deck alfresco and extended carport for truly incredible entertaining and lifestyle finesse. Sparkling modern bathrooms brightened by skylights, cosy ducted reverse cycle AC throughout for year-round climate comfort, handy built-in robes to all bedrooms, and picture-perfect manicured front and rear gardens along with a large shed/workshop that could quickly become a fun-filled rumpus with the click of your fingers are more key elements not to be overlooked. While sitting on an impressive 775m<sup>2</sup> allotment, the possibilities – now or later – to redesign or rebuild here need no convincing either (STCC). And with such proximity that sees you strolling distance to Stradbroke Primary, Morialta Secondary and Rostrevor College, together with some of the most bustling shopping precincts in the east, this is without question a golden opportunity. Features you'll love: – Lovely light-filled open-plan entertaining zone with effortless alfresco flow to a charming timber deck and huge carport space for great indoor-outdoor hosting – Spacious modern contemporary kitchen featuring great bench top space to serve or socialise, abundant cabinetry and cupboards, and stainless appliances including in-wall oven and dishwasher – Large soft-carpeted formal lounge at entry with gas heating and an adjoining home office/study – 4 generous bedrooms, all with BIRs and three with ceiling fans – Home office (or 5th bedroom) – Updated modern bathrooms, both with skylights, one with shower and the other with shower over relaxing bath, as well as second WC adjoining the laundry – Ducted reverse cycle AC throughout most of the home, with additional gas heating and wall ac in the family room – Beautiful, easy-care flowering gardens front and rear, sunny lawn and large shed – Long driveway and carport with room for several cars – 6.6kw Solar System with 18x370w Winaico Gemini Full Black Panels | Inverter - Fronius Primo 5.0-1 – 1x Tesla Powerwall – Sentricon Pest Control system installed around the entire house for added protection – Huge 775m<sup>2</sup> (approx.) allotment inviting wonderful redesign and rebuild potential (subject to council conditions) Location highlights: – A short stroll to Stradbroke Primary, Morialta Secondary and Rostrevor College for stress-free starts to your day – Close to the scenic Morialta Reserve for weekend walks, hikes and endless adventure with the kids – A quick 4-minutes to Newton Village, and just 8-minutes to both the vibrant, bustling hubs of Newton Central & Target, as well as Firlle Plaza & Kmart for all your shopping needs Specifications: CT / 5732/648 Council / Campbelltown Zoning / GN Built / 1962 Land / 775m<sup>2</sup> Frontage / 17.68m Council Rates / \$2,256.20pa (approx) Emergency Services Levy / \$282.65pa (approx) SA Water / \$209.28pq (approx) Estimated rental assessment: \$690 - \$720 p/w (Written rental assessment can be provided upon request) Nearby Schools / Stradbroke School, Thorndon Park P.S, East Torrens 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