

**13 Pritchard Street, Rostrevor, SA 5073**

**REFINED**

**House For Sale**

Friday, 8 March 2024

13 Pritchard Street, Rostrevor, SA 5073

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 225 m2**

**Type: House**



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## Offers Closing 25/03/2024 @ 5PM (USP)

Refined Eastern proudly introduces 13 Pritchard St, a luminous and elegant residence meticulously crafted to embody modern sophistication and low maintenance living. Here, luxury awaits in a home that seamlessly combines spaciousness with functionality, where every aspect reflects impeccable quality and attention. Nestled on Pritchard Street in the esteemed Eastern suburb of Rostrevor, this stunning property offers a seamless blend of comfort and style. Upon entry, you are enveloped by light and you will first discover the sumptuous master suite to the right, a sanctuary of serenity with walk in robe and vogue ensuite. The heart of the home unfolds into a spectacular open plan living space, revealing a stunning kitchen adorned with bold accents, harmoniously balanced with glistening glass splashbacks, and sparkling white stone benchtops. Complete with top-of-the-line Smeg appliances, it is a culinary haven that you will enjoy creating in every day! Entertaining is effortless with glass sliding doors leading to a beautiful patio and private rear yard. Downstairs also boasts an elegant powder room, a convenient laundry room, and internal access to the garage. Ascending the stairs, the second level unveils an inviting living space perfect for lounging and retreating that opens to a great sized balcony overlooking the eastern hills. What a perfect spot to unwind with a coffee or evening drink! Bedrooms 2 and 3 also reside upstairs, each boasting built in robes and are serviced by the gorgeous main bathroom with a separate vanity, bathtub and shower - a thoughtful arrangement designed to streamline busy mornings effortlessly. What we love:-  
- Brilliant open plan design  
- Designer living at its very finest  
- Quality flooring throughout  
- Quality fixtures & finishes throughout  
- 3 spacious bedrooms  
- 2 bathrooms + powder room  
- Floor to ceiling tiling  
- Stunning kitchen  
- Sleek stone benchtops  
- Smeg Stainless steel appliances  
- Ducted reverse cycle air conditioning  
- Ample storage throughout  
- Secure garaging with auto panel lift door  
Plus so much! This refined home exudes sophistication, dazzles with light, and offers a peaceful, family-oriented location. Situated close to Newton Village, Firlle Plaza, and The Parade Norwood, as well as being close to public transport and just a short drive from the CBD, all amenities are within easy reach. Trendy cafes, gourmet restaurants, boutique stores, parks, walking trails, playgrounds, and quality schooling options are all nearby. Embrace a luxurious yet low-maintenance lifestyle in this remarkable home. Contact Sam or Sarah today to turn this dream into your reality!