

13B Nilginee Street, Rostrevor, SA 5073

HARRIS

House For Sale

Wednesday, 29 May 2024

13B Nilginee Street, Rostrevor, SA 5073

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 349 m2

Type: House



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\$820k

If you're on the hunt for that unmistakable newer home feel but with a property that absolutely delivers on modern household functionality, then look no further than this c.2006 4-bedroom haven maximising every inch of its prime parcel for instant family-friendly living. Wonderfully positioned in this coveted corner of Rostrevor routinely sought-after for its neighbourly vibe, backdrop of iconic conservation parks and proximity to a choice of exclusive public and private schools – 13B Nilginee Street provides that picture-perfect start for growing broods to plant their feet for the brightest of futures. With a well-conceived footprint that sees a central lounge and adjoining all-weather patio add welcome options to relax and unwind or give the kids their own space to claim, while the wonderfully light-filled open-plan entertaining catches priceless north-facing sun for year-round vibrancy as you serve, socialise or settle in, day or night. Headlined by the sweeping chef's zone inviting all the room for helping hands, brilliant bench top space ready to handle the morning rush as much as enjoy company while you cook, as well as effortless alfresco flow to your outdoor entertaining overlooking a manicured yard of neat lawns and established feature trees... wining and dining friends and family, inside, outside or both needs no encouragement whatsoever. Meanwhile, savour everyday lifestyle ease with a spacious master flush with wide built-in robes, gallery windows and sparkling ensuite for those all-important daily rituals, along with 3 ample-sized bedrooms ready to meet your growing needs, or that elusive solution to working-from-home. Together with a long-list of creature comforts and modern finishes, including a bright main bathroom with separate shower and soothing bath, practical laundry packed with storage, ducted AC and concealed storage shed for all your garden tools – this modern contemporary charmer realises truly remarkable feature and form. Blue-ribbon by location and blooming with lifestyle finesse right at your fingertips; now this is Rostrevor living. Features you'll love:- Beautiful north-facing open-plan living, dining and chef's zone combining for one natural light-filled entertaining hub- Spacious modern chef's zone spilling with great bench top space and breakfast bar perfect for quick eats and casual conversation, stylish pendant lighting, glass splashback, abundant cabinetry and cupboards, dishwasher and stainless appliances- Cosy second lounge/living zone with adjoining undercover patio for excellent options to relax, unwind or entertain- Lovely all-weather alfresco area overlooking a sunny, low-maintenance backyard of neat lawns, leafy established feature trees, high private fencing and cleverly concealed garden shed- Generous master bedroom at entry featuring durable carpets, gallery windows, retractable ceiling fan, BIRs and private ensuite- 3 additional ample-sized bedrooms offering fantastic lifestyle adaptability, all with BIRs and retractable ceiling fans- Sparkling main bathroom featuring separate shower and bath, practical laundry with storage, and ducted AC throughout for year-round comfort- Charming street frontage, neat lawn and hedging, and secure garage. Location highlights:- A leisurely stroll to a raft of leafy parks and playgrounds, as well as cooee to Black Hill and Morialta Conservation Parks- Around the corner from Newton Village for all your daily essentials, and a quick 5-minutes to the vibrant Newton Central & Target buzzing with popular cafés and delicious specialty stores- Moments to Stradbroke Primary, St Ignatius' College, Morialta Secondary and Rostrevor College for exceptional schooling options. Specifications: CT / 940/671 Council / Campbelltown Zoning / GN Built / 2006 Land / 349m² (approx) Frontage / 8.54m Council Rates / \$1999.80pa Emergency Services Levy / \$164pa SA Water / \$260pq Estimated rental assessment / Written rental assessment can be provided upon request. Nearby Schools / Stradbroke School, Thorndon Park P.S, East Torrens P.S, Paradise P.S, Athelstone School, 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