

14 TREWREN AVENUE, Rostrevor, SA 5073

House For Sale

Thursday, 21 March 2024

14 TREWREN AVENUE, Rostrevor, SA 5073

Bedrooms: 5

Bathrooms: 2

Parkings: 2

Area: 744 m2

Type: House



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\$1,200,000 - \$1,250,000

In a vibrant, lush part of Rostrevor, within walking distance to Newton Village, you'll find an ideal opportunity to either add personal touches to an existing home with strong foundations or build your dream from the ground up. Featuring a classic design with three spacious bedrooms, a large bathroom, and a bright living room, the main house is built with quality materials, including timber in the kitchen and jarrah floorboards throughout. An addition to the side of the house includes two more bedrooms, a bathroom, and a kitchenette offering the potential for a separate living area or an additional income stream. The location combines unbeatable convenience and lifestyle, situated just a short walk from Newton Village and providing easy access to major roads and public transport. With schools within proximity, including zoning for Moriatla Secondary College and Stradbroke School, it caters to the educational needs of families seeking top-quality schooling options. Additionally, for nature enthusiasts and food lovers, the nearby Morialta Falls, Black Hill Conservation Park, St Georges Bakehouse, and Rostrevor Pizza Bar offer a variety of activities and dining options, ensuring there's always something to enjoy. This property not only offers a great living space but also an investment in one of the most sought-after locations, combining the potential for a multi-income property with the benefits of living in a desirable neighbourhood.

FEATURE YOU'LL LOVE:

- Large parcel of land, 744 sqm, situated in a highly regarded neighbourhood.
- Spacious bedrooms that offer plenty of room for comfortable living and storage.
- The dining area is well-sized for family meals and get-togethers.
- A bar area is included, ideal for hosting and entertaining friends.
- Additional kitchenette in the extension, providing extra cooking space or the option for a separate living area.
- Ample storage throughout.
- The backyard provides a peaceful outdoor space, great for relaxation or enjoying activities with family and friends.
- Zoned to Morialta Secondary College and Stradbroke School
- Conveniently close to shopping centers, public transport routes, and schools, making daily commutes and errands a breeze.

SPECIFICATIONS: Council / City of Campbelltown Built / 1965 Land / 744m² Frontage / 17.2m Council Rates / \$564 p/q approx. SA Water / \$135.08 + Usage p/q approx. ESL / \$192.2 p/a approx. Rental appraisal: \$1100 per week

Nearby Schools / Stradbroke School, Moriatla Secondary College, East Torrens Primary School, Charles Campbell College, Rostrevor College, Marden Senior College. 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 inquiries and obtain their own legal advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at Harcourts St Peters office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA 309533