

**14A Greenknoll Avenue, Rostrevor, SA 5073**

**HARRIS**

**House For Sale**

Wednesday, 10 January 2024

14A Greenknoll Avenue, Rostrevor, SA 5073

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 361 m2**

**Type: House**



Millie Unger  
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## \$1.1m

Quality constructed c2006, this dual-level residence will elevate the way you do family life with its clever use of a 361qm low-maintenance parcel and enduring offering of grand style that prevails over 308sqm of versatile interior living. True to its name by rising over a tree-lined street, the commanding façade makes way to a double garage facilitating safe internal entry, and the first of two living zones that accurately represents the flexibility of the remaining footprint. From here, pass a line-up of boxed niches, guest powder room and ground floor bedroom – or home office – before arriving at a free-flowing open plan hub that is sure to be the frequent backdrop of your day-to-day duties. Extending under a boxed ceiling that lights up the area with LED downlights, the kitchen is kitted-out with quality stainless-steel gas cooktop, electric oven, dishwasher, in-built wine storage and plenty of timber-look cabinetry. When the weather calls for a ‘windows open’ kind of day, just slide the glass doors out to a beautifully extended alfresco, sun soaked thanks to its south-facing orientation and surrounded by water-wise gardens that will you have out enjoying that eastern suburbs lifestyle instead of cranking up the mower. Taking the timber-tread stairs to a restful second level, you’ll find three generous bedrooms each boasting walk-in robes and plush carpets, whilst the front-facing master offers ensuite perks. The central main bathroom is spacious in design, with separate bath ensuring you can fly through both the morning and pre-bed routines with ease. When you feel the need to venture out, there are endless spoils and walking trails in your very own back pocket – Black Hill Conservation Park, Morialta Falls, Padulesi Park and a short Sunday drive from the blooming vines of the Adelaide Hills wine region. It’s easy to fall in love with the foothills magic of Rostrevor... Even more to love:

- North-facing aspect
- Flexible four-bedroom/two-living footprint
- Secure double garage behind auto roller door
- Handy under-stair storage
- Spacious internal laundry
- Ducted R/C air conditioning
- Security system
- 170m to bus stop
- Just 20-minutes to the CBD
- Zoned for Stradbroke School & Morialta Secondary College
- Proximity to Rostrevor College, Saint Ignatius & Thorndon Park Primary
- Easy access to shopping amenities of Newton Village, Newton Central & Firlle Plaza

Specifications: CT / 5978/849 Council / Campbelltown Zoning / GN Built / 2006 Land / 361m<sup>2</sup> Frontage / 8.84m Council Rates / \$2,307.50pa Emergency Services Levy / \$186.05pa SA Water / \$212.35pa Estimated rental assessment / Written rental assessment can be provided upon request

Nearby Schools / Stradbroke School, Thorndon Park P.S, East Torrens P.S, Athelstone School, Paradise P.S, Morialta Secondary School

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