

**15 Bruce Avenue, Rostrevor, SA 5073**



**Sold House**

Tuesday, 20 February 2024

15 Bruce Avenue, Rostrevor, SA 5073

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Area: 599 m2**

**Type: House**



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**\$1,015,000**

Look no further, we've found the place you've always dreamed of! Welcome to 15 Bruce Avenue, Rostrevor, where timeless elegance meets modern convenience. With multiple living and entertaining areas spreading throughout, this home offers a haven for any family. As you approach this charming residence, the allure of its well-manicured frontage beckons you in. Step through the welcoming entrance and into the soothing warmth of this home, where comfort and functionality seamlessly intertwine. The front lounge room, exudes a cozy ambience, offering the perfect setting for intimate gatherings or quiet relaxation. The heart of the home lies in the spacious family and meals area, connecting harmoniously to the expansive kitchen. The meticulously designed kitchen is where culinary aspirations come to life. Featuring dual breakfast bars and servery windows to the family room, with a dishwasher, gas stove, and ample storage, this kitchen is a haven for the home chef. Skylights illuminate the space, infusing it with natural light and charm. Reverse cycle ducted air conditioning ensures year-round comfort in the lounge, kitchen, and all four bedrooms, while a split system air conditioner in the family and meals area provides additional comfort. Retreat to the main suite, where plush carpets underfoot create a tranquil oasis, the ensuite, adorned with floor-to-ceiling tiles, offers a touch of luxury and convenience. Bedrooms two and three also feature cozy carpets and ample storage with built-in robes, providing comfort and functionality for the whole family. Bedroom four boasts the warmth of floorboards and offers an additional living space, adding to the home's character and charm. Step out to the entertainer's backyard, featuring an expansive, decked, pitched roof verandah, a large, paved patio, and paved fire pit area, surrounded by built-in benches for added functionality. Enjoy hosting gatherings in this incredible space. Convenience continues with the abundant parking options provided. The triple length carport offers secure vehicle storage with gated backyard access, while dual driveways in the front yard allow added space for your guests. Overlooking Bruce Avenue Reserve and close by to Fourth Creek walking trail and Morialta Falls, this home offers proximity to nature and outdoor recreation. Families will appreciate the convenience of nearby Stradbroke Primary School and the resources of the Campbelltown Public Library. Indulge in culinary delights with nearby cafes and restaurants, all within reach of your new home. Experience the epitome of suburban living at 15 Bruce Avenue, Rostrevor. Property Features: • Four-bedroom and two-bathroom home • The master bed has dual built-in robes and a hidden private ensuite with floor-to-ceiling tiles and an open glass shower • The second and third bedrooms have built-in robes • The fourth bedroom is generously sized and offers versatility as an additional living space • Grand entrance opens to the front lounge room • Light filled family and meals space with split system air conditioning • The expansive kitchen has two servery windows and breakfast bars to the family room, a dishwasher, gas stove, stone countertops, and abundant white cabinetry • Main bathroom has floor-to-ceiling tiles, heat lamps, large glass shower, tiled bathtub, vanity with storage, and a toilet • Cupboard laundry facilities with storage • Reverse cycle ducted air conditioning through the beds, kitchen, and lounge • Blinds and curtains fitted across all windows • Skylights in the master bedroom and kitchen for added light • Carpet flooring in the bedrooms and stunning dark floorboards throughout the living spaces • Gas hot water system for efficiency • Expansive decked pitched roof verandah for entertaining • Barefoot friendly entertaining deck and paved firepit area with built-in benches • Secure grass filled backyard perfect for entertaining • Large frontage with porch and dual driveways for ample parking • Triple length carport with secure panel lift door and rear gated access to the backyard • Stradbroke Primary School is four minutes away Schools: • The nearby zoned primary school is Stradbroke School. • The nearby unzoned primary schools are Thorndon Park Primary School, East Torrens Primary School, and Paradise Primary School. The nearby zoned secondary school is Morialta Secondary College. Information about school zones is obtained from [education.sa.gov.au](http://education.sa.gov.au). The buyer should verify its accuracy in an independent manner. Auction Pricing - In a campaign of this nature, our clients have opted to not state a price guide to the public. To assist you, please reach out to receive the latest sales data or attend our next inspection where this will be readily available. During this campaign, we are unable to supply a guide or influence the market in terms of price. Vendors Statement: The vendor's statement may be inspected at our office for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it starts. Norwood RLA 278530 Disclaimer: As much as we aimed to have all details represented within this advertisement be true and correct, it is the buyer/ purchaser's responsibility to complete the correct due diligence while viewing and purchasing the property throughout the active campaign. Property Details: Council | CAMPBELLTOWN CITY COUNCIL Zone | General Neighbourhood Land | 599sqm (Approx.) House | 291sqm (Approx.) Built | 1967 Council Rates | \$2,025.45pa Water | \$195.47pa ESL | \$369.75pa