

16 Hamish Grove, Rostrevor, SA 5073



Sold House

Tuesday, 6 February 2024

16 Hamish Grove, Rostrevor, SA 5073

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 640 m2

Type: House



Linda Clemente
0409099046



Oliver Bishop
0478419999

\$925,000

Step into the epitome of spacious living with this inviting three-bedroom home that boasts multiple living areas, including a standalone outdoor covered entertainment area - the perfect setting for gatherings and BBQs. The interior of this residence is designed for both comfort and versatility. A separate spacious lounge room sets the stage for intimate conversations, while the kitchen and adjoining dining area provides a seamless flow for daily activities. A separate rumpus room, complete with a cosy gas fire, adds warmth and charm, creating an ideal space for chilly nights. Plantation shutters grace the windows, adding a modern touch to the interior. All three bedrooms feature built-in robes, offering ample storage. Plus, the home is comfortable all year around with ducted evaporative air conditioning and ducted gas heating, with also a fireplace in the lounge and split system in the rumpus. The centrally located and stylishly updated bathroom is fully tiled, boasting a bathtub and shower, along with a separate toilet for added practicality. The convenience continues with a separate laundry room and an attached utility room. The modern kitchen is a culinary delight, showcasing black counters and stainless-steel appliances, an electric oven, abundant cupboard storage, and a dishwasher for added convenience. Outside, the expansive backyard is a haven for family enjoyment, featuring a standalone covered entertainment area, open paved spaces, established gardens, two rainwater tanks, a secure garage with attached verandah. While mature fruit trees complement the gardens, offering the opportunity for a homegrown harvest. Cost-saving solar panels adorn the property, while the garage, drive through carport, and paved driveway provide parking for up to six cars. Situated near vibrant shopping precincts, including the Newton Village Shopping Centre just a three-minute drive away, and within walking distance to Stradbroke Primary, this home offers a lifestyle of convenience. With endless playgrounds, creeks, and Gurner's Reserve almost at your doorstep, this is more than just a home - it's a lifestyle you'll love.

Property Features:

- Three-bedroom and one-bathroom home
- All bedrooms have built-in robes
- Spacious lounge room with a fireplace and large bay windows
- Rear rumpus room with a fireplace, split system air conditioner, with timber walls and ceiling
- Combined meals and kitchen space
- The kitchen has a raised breakfast bar, a dishwasher, electric stove, and ample white cabinetry
- Rear mud or storage room with vinyl floors and timber ceilings and walls
- Sleek bathroom with floor-to-ceiling tiles, a glass shower, bathtub, vanity storage, and a separate toilet
- Internal laundry room with above head storage
- Evaporative ducted air conditioning system and gas ducted heating system
- Plantation shutters across the front facing windows and curtain fitted on remaining windows
- Carpet floors in the rumpus, meals, lounge, master, and third bedroom
- Floorboards in the second bedroom, and vinyl flooring in the kitchen
- Gas hot water system for efficiency
- Solar system with ten panels to reduce costs
- Large, paved backyard with established gardens, fruit trees, two rainwater tanks, and a garden shed
- Standalone entertaining verandah and additional verandah by the garage
- Rear single car garage with panel lift door, and a single carport for secure parking, with space for additional cars in the driveway and backyard

Schools: The nearby zoned primary school is Stradbroke School. The nearby unzoned primary schools are East Torrens Primary School, Thorndon Park Primary School, Charles Campbell College, and Paradise Primary School. The nearby zoned secondary school is Morialta Secondary College. Information about school zones is obtained from 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 Zone | GN - General Neighbourhood \\ Land | 640sqm (Approx.) House | 219sqm (Approx.) Built | 1964 Council Rates | \$1922.90 pa Water | \$189.33pq ESL | \$353.60pa