

1A Trevor Avenue, Rostrevor, SA 5073

HARRIS

Sold House

Thursday, 26 October 2023

1A Trevor Avenue, Rostrevor, SA 5073

Bedrooms: 3

Bathrooms: 2

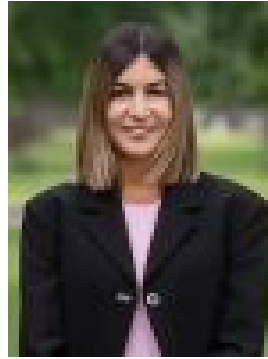
Parkings: 1

Area: 464 m2

Type: House



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Light-filled and flowing throughout, 1a Trevor Avenue exemplifies elegant, streamlined modern living. Recently renovated and brimming with thoughtful design that deftly balances style and substance for a harmonious home with the best of Rostrevor at your door – get set for elevated living. Stone-wrapped and radiating federation-style appeal, an impressive façade is expertly offset with picket fence and manicured gardens. An expansive main bedroom suite further maximises views across the front garden, competently serviced by a generous walk-in robe and elegant ensuite. Combining floor to ceiling tiles, corner vanity with raised basin, and freestanding shower, both your morning routine and evening rituals have never felt more luxe. An impressive central living zone is your new home hub, with chef's kitchen showcasing stone benchtops, sleek gloss cabinetry and ultra-wide Smeg gas cooker. Clever placement connecting dining and lounge areas makes it effortless to whip up a hearty meal while supervising homework or hosting your nearest and dearest, while sliding doors to side courtyard ensure seamless indoor/outdoor flow. Two additional bedrooms are quietly tucked to the rear, while a family bathroom with skylight continues the calibre of the ensuite on an expanded scale, ready to accommodate rush hour with skill. Boasting coveted northern orientation, a tiered rear yard delivers lush lawns, fruit trees, and raised veggie patch, ready for you to roll up your sleeves and craft your bespoke farm-to-table experience, or simply sit back and survey your empire. Weekends outdoors are sorted, with Morialta and Black Hill Conversation Parks nearby for downtime spent exploring. A quick walk to Stradbroke Primary School and the new Morialta Secondary School, with proximity to St Ignatius, Rostrevor College and UniSA Magill making for a simple school run. Zuccherio Pasticceria is your favourite new neighbour for a caffeine and pastry hit, with numerous amenities close by along St Bernards Road, as well as Newton Village, Target Newton and Firlé Plaza Shopping Centre in easy reach. All you need to do is settle in and savour. More to Love:- Single carport with rear yard access, plus additional off-street parking- Brand new split system air conditioning to kitchen- Separate laundry with extensive storage and external access- Timber laminate floors- Downlighting- Shed- Dux gas hot water service with interior temperature control panels- Wall-to-wall built-in robes to bedroom two Specifications: CT / 5266/552 Council / Campbelltown Zoning / GN Built / 1994 Land / 464m² Frontage / 12.31m Council Rates / \$1769.05pa Emergency Services Levy / \$154.30pa SA Water / \$180.12pa Estimated rental assessment: \$650 - \$680 p/w (Written rental assessment can be provided upon request) Nearby Schools / Stradbroke School, East Torrens P.S, Thorndon Park P.S, Charles Campbell College, 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