

2/27 Forest Avenue, Rostrevor, SA 5073

HARRIS

Sold House

Friday, 11 August 2023

2/27 Forest Avenue, Rostrevor, SA 5073

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 310 m2

Type: House



Clinton Nguyen
0432517003

\$550,000

One of two homettes with street frontage and self managed strata for insurance purposes only. A charming start for first-time buyers or ideal downsizer for those looking to stay close to family in the leafy east need look no further than this low maintenance delight delivering simple, stress-free living. With a host of modern upgrades such as durable timber floating floors, fresh white interior paint-work, and sparkling new bathroom along with a practical contemporary kitchen and two spacious bedrooms both with handy built-in robes – there's welcome creature comfort from the get-go. A sunny front yard as well as a generous back patio with neat lawn area offers just the right amount of outdoor space to relax, enjoy lunches in the sunshine or let the fur-baby happily roam, while keeping upkeep to a minimum. You'll also find a secure carport and a huge garage/shed offering up plenty of fantastic storage options as well as room to explore a new hobby. Well positioned arm's reach to popular parks and reserves, city-bound public transport at your door, and a stone's throw to Newton Village, the vibrant Newton Central as well as a range of local specialty stores to keep your home stocked with delicious produce, 2/27 Forest Avenue is a hidden gem to a superb lifestyle in this sought-after locale. Features you'll love:- Light, bright and airy homette with a host of updates including stylish and durable floating floors, fresh interior painting, and gleaming modern bathroom- Open living and dining zone with clever study nook- Practical contemporary kitchen with ample cabinetry and cupboards as well as easy clean electric cook top- Large master bedroom with wide windows and BIRs- Spacious second bedroom also with BIRs- Practical laundry and split-system AC in main living- Generous rear patio area ready for your personal touch, neat lawn area - Oversized shed/garage with pit- Secure carport with tilt lift door and sunny front lawn- Walking distance to a variety of leafy parks and reserves - Close to handy public transport options - Only 1.2km to Newton Village for all your daily essentials or just 5-minutes to the popular Newton Central for more great shopping, café and specialty store choices 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 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. Specifications: CT / 5007/337 Council / Campbelltown Zoning / GNBuilt / 1975 Council Rates / \$1,145.80pa (approx) Emergency Services Levy / \$105.15pa (approx) SA Water / \$153.70pq (approx) Strata / Self Managed (2 Homettes) Strata Fees / Insurance fees split equally between 2 homettes - \$1,876.01 (approx) Estimated rental assessment: \$450 - \$480 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, Paradise P.S, 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