

**2 Angove Court, Rosslyn Park, SA 5072**

**BOOTH**

**House For Sale**

Friday, 3 May 2024

2 Angove Court, Rosslyn Park, SA 5072

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 4**

**Area: 2758 m2**

**Type: House**



Jamie Brown  
0413000887

**\$4M**

'Midway Park' Absolutely immaculate Victorian bluestone bay-windowed villa (circa 1890) residence, sited on impressive and manicured garden grounds of some 2,758 square metres (approx.), and boasting dual street frontages, including vehicular access off Edgcombe Terrace. Beautifully elevated and positioned, on this whisper-quiet cul-de-sac, 2 Angove Court, Rosslyn Park, presents a very tranquil and attractive family lifestyle experience, to the incoming family, with ridiculous convenience. Further potentials could be realized, with the reinstatement of a tennis court (site area currently disposed as fruit orchard), and perhaps a swimming pool (subject to site inspection, and council approval). 'Midway Park' would be one of the most well-maintained and upgraded late 1800s residences, in Adelaide, including being fully rewired more recently, C-Bus system, heat blankets in the ceilings, recently installed solar system with 19.2 kW battery bank, home audio (ceiling speaker) system, both inside and out, sophisticated monitored alarm system with five cameras, to mention just some of the more modern features. The residence is superbly proportioned with gracious formal living rooms, including bay-windowed formal sitting room, which flows out via French doors, to your sweeping verandah, which overlooks the gardens. The formal dining room, is equally as gracious, and also flows out to a private verandah. Accommodation is extensive and flexible, offering up to five generous bedrooms, including a voluminous detached vaulted ceiling studio (fifth bedroom), which could be used for a myriad of options. The master bedroom is particularly generous, and is complimented by an ensuite bathroom, and walk-in dressing room, and flows out to your northern verandah. The remaining three large bedrooms, are serviced by a central second bathroom, with dual basins, and bidet. The casual living zones, including well-equipped New Guinea Rosewood custom kitchen, with two walk-in pantries, allows for ease of entertaining. The adjacent casual dining and living area, opens and overlooks the delightful sunbathed rear garden, and protected outdoor entertaining pavilion, which is perfect for all-year-round enjoyment. A home theatre room, is versatile, and could be used for further accommodation, given the adjoining bathroom, if so desired. There are two water tanks, including an underground 310,000 litre tank, which services the property well throughout the year. A very complete and substantial family sanctuary, with further potentials to be realized, including tennis court, and pool, showcasing excellence of position, being only minutes to cosmopolitan The Parade, Norwood's amazing shopping, café and retail experience, or a bit further to the CBD. Surrounded by a myriad of schooling options, including Norwood International High School, Loreto College, Pembroke School, and Rostrevor College, to mention a few. AUCTION: Saturday, 18th May 2024 at 11:00 am (Unless Sold Prior) AGENT: JAMIE BROWN 0413 000 887 RLA: 294724 RATES AND TAXES (approximate only and subject to change)- Certificate of Title Volume: 5406 Folio: 675- Council City of Burnside Rates: \$5,791.10 per annum (approx.)- SA Water Quarterly Supply Charge: \$74.20 per quarter (approx.) Sewer Charges: \$521.90 per quarter (approx.)- Emergency Services Levy \$334.20 per annum (approx.)