

2 Baroota Avenue, Rostrevor, SA 5073



House For Sale

Tuesday, 21 November 2023

2 Baroota Avenue, Rostrevor, SA 5073

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 620 m2

Type: House



Oliver Bishop
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Auction On-Site Friday 15th December 10:00AM

AUCTION DATE CHANGE: Friday 15th December 10:00AM Home is where the heart is, and in this charming haven, your family will find not only room to grow, but the warmth that turns a house into a home. Positioned on one of Rostrevor's picturesque streets, this two-storey sanctuary boasts four bedrooms and two bathrooms, each corner adorned with warm and inviting finishes that instantly make you feel at home from the moment you arrive. Step inside and let the cool air from the evaporative ducted system embrace you, providing the entire house with unquestionable comfort. Your peace of mind is a priority, thanks to the house alarm system installed. Window coverings grant you control over the natural light that beams through the windows. As the evening chill settles in, find solace in the lounge room, where a wall heater invites you to unwind in comfort, while the combined dining room allows for both grand occasions and quiet meals with the family. The kitchen is the heart of this abode, boasting not only functionality but charm, with a walk-in pantry, dishwasher, electric stove and oven, and elegant wooden cabinetry. The four spacious bedrooms provide private retreats for the whole family, with the second and third bedrooms also providing built-in wardrobes for practical living. Functionality is key in this family home with two bathrooms offering space for a busy household, the main bathroom providing a shower, as well as a combined shower and half-bathtub, while the second bathroom is located off the laundry room. Find a quiet haven in the separate study room, allowing the perfect place for study or to unwind with a good book. The home is filled with character, with timber ceilings and exposed brick in the lounge room, and wooden accents throughout. Embrace outdoor living on the front and back verandahs, where morning coffees are best enjoyed, and evening conversations take place amidst the cool breeze. The huge lawn filled yard is a canvas for your dreams, offering ample room for BBQ get-togethers, gardening endeavours and playful afternoons. If you need a dedicated work space there is a workshop and a second home office space on the ground floor. In addition to the workshop you will also find a cellar/storage area with an additional wine storage area under the stairs. Parking is never a concern with ample off-street options, featuring a double carport and a two-car garage that can easily be used as a man cave, teenage retreat or games area, with the driveway also providing additional space for you and your guests to enjoy. You'll love being steps away from Morialta Conservation Park - a spot where you can enjoy strolls and family get-togethers or let the kids enjoy playful adventures by the creek. With excellent schools nearby like Stradbroke Primary School, offering quality education for the family. All this while also remaining close to the convenience of local shopping and many public transport options within walking distance.

Property Features:

- Four-bedroom and two-bathroom multi-level home
- The second and third bedrooms have built-in wardrobes
- Large lounge and dining room with exposed brick feature wall, a wall heater, and timber ceilings
- Spacious kitchen with a dishwasher, built-in electric stove and oven, a walk-in pantry, and ample wooden cabinetry
- Laundry room has a double sink and easy access to the backyard, with an attached bathroom featuring a shower, toilet, and vanity
- The main bathroom has a shower, a combined half-bath and shower, toilet, and ample vanity storage
- Separate entrance with access to the study room featuring timber accents
- Linen storage in the hallway for convenience
- Evaporative ducted air conditioning system throughout the home
- Blinds and curtains fitted throughout the home
- Tile flooring in the kitchen and entrance, and carpeting in the lounge and dining room, study, and bedrooms
- Security system with alarm for peace of mind
- Downstairs holds two powered workshop spaces, and ample storage space
- Double garage with panel lift doors and a double carport, with additional parking in the driveway
- Stairway entrance to the front verandah
- Ivy covered entertaining verandah overlooks the vast lawn filled backyard with established greenery
- Large corner block close to Fourth Creek Trail and Morialta Conservation Park
- Added convenience of public transport close by

Schools: There are excellent schools very nearby including Rostrevor College, St Ignatius College, Stradbroke and Magill Primary schools, and 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 | ADELAIDE HILLS Zone | HN - Hills Neighbourhood \\ Land | 620sqm (Approx.) House | 350sqm (Approx.) Built | 1973 Council Rates | \$TBC pa Water | \$TBC pq ESL | \$TBC pa