

20A Rostrevor Avenue, Rostrevor, SA 5073

HARRIS

House For Sale

Saturday, 25 November 2023

20A Rostrevor Avenue, Rostrevor, SA 5073

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 715 m2

Type: House



Richard Hayward
0418825455

Contact Agent

A striking mid-century home that makes the most of a generous block, full of space for the whole family - 20a Rostrevor Avenue radiates opportunity. Brimming with c1965 style, a sandstone frontage personifies street appeal, with additional retro detailing carried across the floorplan. Timber panelled ceilings and feature walls wrap the interior with authentic character, balanced by wide picture windows and high ceilings flooding abundant natural light across the entire footprint. Enter to expansive lounge and dining area, centred by stone mantle, boasting views across both front and rear yards. A spacious kitchen delivers a strong dose of nostalgia, with gas cooktop, dishwasher and vast benchtop ensuring it's still a match-fit home hub. Perfect positioning facilitates easy access to rear alfresco area, overlooking west-facing rear yard for alfresco dining with the sunset. Two front bedrooms are complete with built in robes, while an office and rear multi-purpose room are ready for your custom configuration. All are deftly serviced by an updated family bathroom, with floor-to-ceiling tiling, bathtub, shower and separate WC ready to host rush hour with ease. Spanning established trees, lush lawns, fruit trees and blooming roses, the vast rear yard offers a haven for green thumbs and plenty of shaded space for cartwheel practice or backyard cricket matches, while two extensive powered sheds are on hand to host home projects. Weekends outdoors are sorted, with Horwood Avenue Playground and Fourth Creek Nature Play Trail at the end of the street, 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. Baretta Café Bottega 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 Firlle Plaza Shopping Centre in easy reach. The next era belongs to you. Take the sizable 715m² block and use it as the site for your dream home, a clever subdivision (STCC), or a passion project reimagining the existing dwelling, current framework keeping a watchful eye over the block for you while you finalise longer term plans and paperwork. Or simply enjoy as-is and soak up the old-world soul. It's entirely, blissfully, up to you. More to love:

- Double carport with rear yard access
- Additional off-street parking
- Separate laundry
- Split systems to both lounges
- Gas heater to lounge
- Ceiling fans
- Plush carpets
- Rainwater tank
- NBN ready
- Exterior awnings
- Two powered sheds (680 x 278 x 245 and 485 x 267 x 215)

Specifications: CT / 5164/35 Council / Campbelltown Zoning / GN Built / 1965 Land / 715m² Frontage / 21.01m Council Rates / \$2,102.35pa Emergency Services Levy / \$173.95pa SA Water / \$200.07pa Estimated rental assessment / \$500 - \$550 per week / 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