

23 Margaret Avenue, Rostrevor, SA 5073



Sold House

Friday, 11 August 2023

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Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 620 m2

Type: House



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\$910,000

Delightfully positioned on a large 620m² (approx.) allotment, this original solid brick, 5 main room family home is in outstanding, well maintained condition and presents a unique opportunity for both homebuyers and investors alike. Home buyers wishing to live on larger blocks will love the sweeping backyard with established gardens, lawns and trees, while shrewd entrepreneurs will certainly wish to explore the subdivision potential of the allotment, similar to neighbouring properties, (subject to council and planning regulations). Polished timber floors, fresh neutral tones and abundant natural light create an air of relaxed comfort that flows from a wide hallway through to a large living room. Ducted reverse cycle air-conditioning ensures your year-round comfort. A generous combined kitchen/dining features country style cabinetry, raised breakfast bar, stone look bench tops, double sink with filtered water, functional appliances, tiled splash backs, back verandah access and uninterrupted views over the rear yard. All 3 bedrooms are of good proportion, all offering quality carpets. Bedrooms 1 and 2 both provide built-in robes. Bedroom 1 features the original corner dresser and a ceiling fan. A bright main bathroom features the original tiling, semi-frameless shower screen wide mirror, while a separate toilet and traditional walk-through laundry complete the interior. The fun begins outdoors where a lined rumpus room/studio/bedroom 4 provides a great space for the teenagers, a work from home office or your brand-new man cave. A gabled pergola with ceiling fan provides a tremendous area for alfresco entertaining, while a single carport with lock up gates provide secure sheltered accommodation for the family car. A 10 panel solar system completes a value packed offering on a future proofed allotment that is bound to impress both homebuyers and investors. Briefly:

- Traditional 3 bedroom home on generous 620m² (approx.) allotment
- Polished timber floors, fresh neutral tones and abundant natural light
- Spacious living room with gas heater
- Generous combined kitchen/dining room with rear verandah access
- Kitchen boasting country style cabinetry, raised breakfast bar, stone look bench tops, double sink with filtered water, functional appliances & tiled splash backs
- 3 spacious bedrooms, all with quality carpets
- Bedrooms 1 & 2 with built-in robes
- Bedroom 1 with original dresser and ceiling fan
- Bright main bathroom with separate bath and shower
- Separate toilet
- Walk-through laundry with exterior access
- Generous rear verandah and gabled pergola overlooking the backyard
- Traditional backyard with established lawns, gardens and trees
- Detached games room/rumpus/bedroom 4/home office/man cave
- Opaque covered pergola with ceiling fan
- Single secure carport with lock up gates
- Ducted reverse cycle air-conditioning
- 2 garden sheds
- Rainwater tank
- 10 panel solar system

Quietly located close to all desirable amenities. St Bernards Fruit & Veg, Romeos Foodland & Centro Newton Shopping Centre are all close by for your day to day shopping requirements. There is a multitude of reserves and parks at your disposal including the noted Morialta Conservation Park and Thorndon Park Reserve with walking trails, playground and picnic areas, ideal for your recreation and exercise. Campbelltown City Soccer & Social Club, Black Hill Conservation Park and the Fourth Creek Linear Reserve are all local, with Gurners Reserve and Rostrevor Tennis Club both just a short walk away. Unzoned local primary schools include Stradbroke School, East Torrens Primary, Thorndon Park Primary, Charles Campbell College & Paradise Primary School. The zoned high school is Morialta Secondary College. Local private education can be found St Francis of Assisi Primary, St Josephs, Rostrevor College & St Ignatius College

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. Ray White Norwood are taking preventive measures for the health and safety of its clients and buyers entering any one of our properties. Please note that social distancing will be required at this open inspection. Property Details: Council | Campbelltown Zone | GN - General Neighbourhood \\ Land | 620sqm (Approx.) House | 217sqm (Approx.) Built | 1960 Council Rates | \$TBC pa Water | \$TBC pq ESL | \$TBC pa