

23A Grantley Avenue North, Rostrevor, SA 5073



Sold House

Monday, 23 October 2023

23A Grantley Avenue North, Rostrevor, SA 5073

Bedrooms: 4

Bathrooms: 2

Parkings: 1

Area: 351 m2

Type: House



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\$920,000

Situated in the sought-after suburb of Rostrevor, 23A Grantley Avenue North offers a magnificent lifestyle in a convenient location. This contemporary home promises a low-maintenance living along side the low costs due to a 10KW solar accompanied by the 10KW batterie keeping bills low. This beautiful home has a touch luxury as you step inside, you'll be immediately captivated by the quality finishes, pristine condition, and flowing floorplan. Make yourself at home as you enter the formal front lounge room offering a quiet space for relaxation. You will also have the option to use the forth bedroom as a study offering the perfect reading space, or home office. Reverse cycle ducted air conditioning and heating graces every corner, always ensuring ideal temperatures. A modern and elegant kitchen is a testament to thoughtful design, offering an abundance of cupboard and bench space. Equipped with a five-burner gas stove, a dishwasher, a large breakfast bar, tiled splashbacks, and a walk-in pantry, this kitchen is destined to become the heart of the home. It seamlessly integrates with the open-plan meals and family area, which opens onto the undercover alfresco through sliding doors - an entertainer's dream! Host gatherings on the alfresco, while overlooking the secure and grass filled backyard, with a rainwater tank for eco sustainability. You will also find a separate, private patio area to the side of the home for more intimate occasions. Stepping back inside, the master bedroom is your private retreat, featuring a walk-in robe and a deluxe fully tiled ensuite with double vanity. The remaining bedrooms boast mirrored built-in wardrobes and generous dimensions. The bedrooms share a centrally located family bathroom with a bathtub and large glass shower, with a dedicated vanity space and separate toilet, enhancing everyday convenience. The single car garage offers secure parking, with an automatic panel lift door and drive through roller door to the patio. There is extra parking available in the driveway for another two vehicles, and a pebbled area in the front garden that can also be used for parking. You'll love this location, within easy walking distance to Morialta High School and Rostrevor College, with a short drive to Stradbroke Primary School, excellent education is within your grasp. Morialta Conservation Park is on your doorstep, ready for the nature enthusiast. For your shopping needs, you are close to Firlie Plaza, Newton Village, and the vibrant cosmopolitan hub of Norwood's Parade. All this just twenty-minutes' drive to Rundle Mall! Don't miss the opportunity to make this Rostrevor gem your forever home. Schedule a viewing today and experience the epitome of modern living in one of Adelaide's most desirable neighbourhoods.

Property Features:

- Four-bedrooms and two-bathroom home
- The master bedroom has a walk-in wardrobe and a private ensuite with double vanity and floor-to-ceiling-tiles
- Both minor bedrooms have mirrored built-in wardrobes for convenient storage
- Bedroom four can be used as a study/home office or reading space
- Two living areas, a front lounge room and open-plan family, meals, and kitchen area
- The kitchen has a breakfast bar, a dishwasher, a pantry and a walk-in pantry, Puratap, and a built-in five-burner gas stove
- The main three-way bathroom has floor-to-ceiling-tiles, a bathtub, a large glass shower, a dedicated vanity space, and separate toilet
- The laundry has benchtops and cupboard storage, and backyard access
- Reverse cycle ducted air conditioning and heating for climate control
- Blinds fitted throughout the home for privacy and light control
- Laminate floorboards fitted in the bedrooms/study, and tile floors throughout the rest of the home
- Gas hot water system for instant hot water
- 10KW solar panels with micro inverters for each panel and a 10KW battery
- Spacious alfresco dining with a ceiling fan for added comfort
- Side patio accessible from the hallway and garage
- Rainwater tank in the backyard for eco sustainability
- Secure grass filled backyard with low maintenance gardens
- Single car garage with panel lift door and drive through roller door to the patio
- Extra parking available in the driveway

Morialta Secondary College is less than a minute away Schools: The nearby zoned primary school is Stradbroke School. The nearby unzoned primary schools are East Torrens Primary School, Thorndon Park Primary School, and Charles Campbell College. The nearby zoned secondary school is 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 | CAMPBELLTOWN Zone | GN - General Neighbourhood \\ Land | 351sqm (Approx.) House | 183sqm (Approx.) Built |

2015 Council Rates | \$2,025.45pa Water | \$195.47pa ESL | \$369.75pa