

25 Cortlyne Road, Rostrevor, SA 5073



Sold House

Tuesday, 6 February 2024

25 Cortlyne Road, Rostrevor, SA 5073

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Area: 1548 m2

Type: House



Linda Clemente
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\$1,730,000

*Please note this auction is an In Room Auction and will take place at our office on Level 2/431 King William Street, Adelaide, SA, 5000. Registrations for the event will begin at 5:30PM followed by the auction commencement at 6:00PM*Nestled on a sprawling double block encompassed by the possibilities of development, this three-bedroom, one-bathroom brick home stands as a canvas for your dream abode. The allure of this property lies not just in its present charm but in the immense potential that unfolds within its expansive 1548sqm(approx.) realm.Step into the master bedroom, adorned with a built-in robe for practical storage, all bedrooms feature carpets, wall heaters and ceiling fans for comfort, while the third bedroom is graced by split system air conditioning. The main bathroom beckons with a separate bathtub and shower, accompanied by a detached toilet, and a conveniently located laundry room.The large formal lounge also boasts air conditioning, a ceiling fan, and a central wall heater, ensuring year-round comfort. The central living area seamlessly integrates the kitchen and dining space, featuring a functional kitchen with ample cupboard and bench space, complemented by a split system.As you step outside, a sunlit verandah extends the full length of the house, offering a perfect spot to unwind, with an attached pergola. Explore the vast potential of the property, with a powered shed for the hobbyist, and a rainwater tank. The property also features a full-size, fully gated tennis court, ready for your vision of enjoyment or renovation.An attached double garage, and a single carport provide secure parking, with abundant parking also available in the sealed driveway and front yard. Perfectly situated at the base of the Adelaide Hills, this property offers excellent access to Australia's renowned wine country, with the CBD just fifteen-minutes away. Newton Village, a mere two-minute drive, provides convenient shopping, while delightful dining spots are just around the corner. Embrace the natural beauty with a stroll to Launer's Reserve and nearby parks, accompanied by a selection of primary and secondary schools nearby. This is not just a home; it's an opportunity waiting to be seized.Property Features:

- Three-bedroom and one-bathroom home
- The master bedroom has a built-in robe
- All bedrooms have ceiling fans, wall heaters, and carpet floors
- Front lounge room with ceiling fan and wall heater
- Combined meals and kitchen area
- The kitchen has a breakfast bar with overhead cabinets and gas stove
- The bathroom has a glass shower, bathtub, wall cabinet, and a separate toilet
- Internal laundry room has a double sink and backyard access
- Split system air conditioners in the lounge, meals, and third bedroom
- Blinds and curtains fitted throughout the home
- Floorboards fitted throughout the living areas
- Security system for peace of mind
- External roller shutters across the windows
- Gas hot water system
- Verandah and pergola along the rear of the home
- Large, powered shed and rainwater tank in the backyard
- Single carport space, and double garage, with abundant parking in the sealed driveway and front yard
- Large, gated tennis court in the rear yard
- Expansive 1,548m²(approx.) corner, double block on one title

• Thorndon Park Primary School is only four minutes away Schools: The nearby zoned primary school is Stradbroke School. The nearby unzoned primary schools are Thorndon Park Primary, East Torrens Primary School, Athelstone School, and Paradise Primary School.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 | CampbelltownZone | GN - General Neighbourhood\\Land | 1548sqm(Approx.)House | 248sqm(Approx.)Built | 1961Council Rates | \$2,358.75paWater | \$215.42 pqESL | \$442.4pa