

25 Rowell Road, Melrose Park, SA 5039



House For Sale

Saturday, 3 February 2024

25 Rowell Road, Melrose Park, SA 5039

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Type: House



Josh Gillespie
0424389147



Robbie Smith
0432623332

Auction | \$890,000

Auction - Saturday 24th February 12:00 pm Indulge in low-maintenance, luxurious living within this spacious three-bedroom haven! Revel in the expansive front yard adorned with lush lawns and established trees, offering ample space to unwind in style. Situated in the picturesque Melrose Park, this residence fulfils your desire for both comfort and elegance. Enter the hallway adorned with charming lighting fixtures and timber floorboards, setting the tone for the welcoming atmosphere to follow. Immerse yourself in the open-plan living, dining, and kitchen space, basking in an abundance of natural light. Modern downlights and ceiling fans seamlessly illuminate the area, adding to the theme of contemporary living. Featuring a refined neutral colour palette, this top-of-the-range Farquhar kitchen exudes quality with luxury appliances and abundant storage options. Unique leather handles impart character, complemented by convenient access to a spacious storage and additional fridge space for a clutter-free kitchen. The large wine rack adds a touch of timeless elegance for showcasing your prized possessions. Next door to the kitchen, the laundry offers space for a washer/dryer and provides convenient storage solutions. It also includes outdoor access and connects to a separate toilet for added convenience. Continuing down the hallway, discover three spacious bedrooms, two equipped with large built-in wardrobes, all featuring ceiling fans. The main bathroom, ideally located close by, boasts modern amenities including a rainfall shower, built-in shelf, and sleek black fittings. Enjoy the incredible north-facing outdoor alfresco area, featuring an expansive patio space with limitless possibilities for your outdoor aspirations. The generous double garage provides ample car storage, while the vast lawn and established garden offers an ideal setting for enjoying warm summer days and entertaining friends and family. The large and open backyard space is exceptional, providing abundant room for children and pets to roam freely. Additionally, a sizable shed at the rear of the property ensures ample storage solutions, guaranteeing you never run out of space. The location is unbeatable in the heart of Melrose Park, nestled on a serene and picturesque street with friendly neighbours, fostering a perfect community atmosphere. Local cafes and parks are just around the corner, enhancing the overall lifestyle. A mere 15-minute drive to both Adelaide CBD and Glenelg Beach, and a quick 10-minute drive to Marion Shopping Centre. For convenient access to essential amenities, a short walk leads to the renowned Castle Plaza Shopping Centre. This residence offers the best of both tranquillity and accessibility. Perfect for families, this home is strategically located near prestigious schools, including Edwardstown, Forbes, and Ascot Park Primary Schools. It also falls within the zoning of Unley High School, and close proximity to Springbank Secondary College, and Mitcham Girls School, providing excellent educational opportunities for children to thrive and flourish. More reasons to love this home:- Torrens titled c1955 build - Beautifully landscaped gardens - Spacious front yard with lush lawns- Three spacious bedrooms, two with built-in robes and plush carpeting- Open-plan living, dining and kitchen area - Air Conditioning- Fully updated electrical throughout- Quality Farquhar kitchen with leather pull handles- Main bathroom with floor to ceiling tiles - Separate toilet accessible via laundry- Chic and modern black finishes throughout- Elegant wine rack- Timber floorboards- Gas cooking - Gas heating- Modern lighting fixtures - Expansive outdoor patio area- North facing large backyard with lush lawns - Large double shed with additional smaller shed behind for added storage- Established garden and trees - In-ground trampoline- Zoned to elite schools - Only a 15 minute drive to Glenelg or the Adelaide CBD

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. If this property is to be sold via auction the Vendors Statement may be inspected at 80 Unley Road, Unley for 3 consecutive business days and at the property for 30 minutes prior to the auction commencing. RLA 276447.