

25 Swaine Avenue, Rose Park, SA 5067

Sold House

Friday, 6 October 2023

25 Swaine Avenue, Rose Park, SA 5067

Bedrooms: 4

Bathrooms: 1

Parkings: 2

Area: 557 m2

Type: House



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\$2,260,000

Nestled on a low maintenance 557sqm (approx.) allotment and featuring a harmonious blend of classic charm and modern amenities, this captivating sandstone villa offers an excellent living experience. Upon entry, a gracious central hallway sets the tone for this residence, adorned with character features such as decorative fireplaces, intricate ceilings, leadlight, and warm timber flooring, creating an enduring sense of character. The front lounge is a cosy haven, centered around a charming ornate fireplace. There are three generously proportioned double bedrooms, plus a study or fourth bedroom with a ceiling fan, providing an ideal space for work or relaxation. The north-facing open-plan family room boasts timber flooring and a reverse-cycle split-system air conditioner, ensuring year-round comfort. The spacious kitchen, complete with gas cooking and a dishwasher, caters to culinary enthusiasts and those who love entertaining. A renovated bathroom showcases both style and functionality, featuring a large bath and shower. Added convenience comes in the form of a separate laundry with a second WC. Stepping outside, you'll discover a decked outdoor entertaining area set in delightful private landscaping to unwind and host gatherings with family and friends. A garden shed offers space for a workshop and storage, and a rear lane-accessible double carport ensures secure off-street parking. The location of this property is truly exceptional, with zoning for both Rose Park Primary School and Marryatville High School, making it an ideal choice for families. It's just a short stroll to Victoria Park and conveniently close to shopping destinations like Dulwich Village, Burnside Village, and Norwood Parade. This captivating sandstone villa seamlessly combines period elegance with modern comfort, all within a highly sought-after location. Don't miss the opportunity to make this property your own and experience a charming lifestyle in one of Adelaide's most desirable neighbourhoods.

Property Information: CT: 5136/690 Council: City of Burnside Council Rates: \$2,544.90/annum ESL Rates: \$657.20/annum SA Water Rates: \$304.45/quarter Land Size: 557sqm Year Built: C1900 Schools Zoned: Rose Park Primary School Marryatville High School