

**252B Montacute Road, Rostrevor, SA 5073**



**Sold House**

Thursday, 21 September 2023

252B Montacute Road, Rostrevor, SA 5073

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 349 m2**

**Type: House**



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## Contact agent

Introducing a charming courtyard home with a host of features that make it the perfect blend of comfort and convenience. This low-maintenance property is designed for easy living, allowing you to enjoy your home without the hassle of constant upkeep. The open-plan layout of the kitchen, living, and dining areas creates a welcoming atmosphere, with an abundance of natural light illuminating the space. The kitchen is equipped with a gas cooktop and offers plenty of bench space, making it a chef's delight. Along with the home's many desirable features, this property also offers a second living area at the front of the home, providing versatile space for a variety of uses. Whether you envision it as a formal sitting room, a home office, or a cozy retreat for relaxation, this extra room adds a valuable dimension to the home's layout. Built in 1995, this well-maintained home offers three spacious bedrooms, providing ample space for a family or guests. The main bedroom is a standout feature, boasting a 2-way ensuite and built-in robes, ensuring both privacy and functionality. The bathroom is fully equipped with an extra powder room for added convenience for busy households. Step outside to discover an undercover alfresco area, perfect for entertaining guests or enjoying a quiet moment outdoors. The well-sized 349sqm (approx.) block provides enough space for outdoor activities without being overwhelming. Parking is a breeze with a garage and an extended carport that accommodates two cars undercover. This feature is sure to be appreciated in all weather conditions. What you'll love; - Built in 1995 - 349sqm (approx) - Reverse cycle air-conditioning - Gas heater - Second toilet - Internal access from garage Conveniently located, this property is just moments away from Newton Village, offering a range of shopping and dining options. Public transport is easily accessible, providing quick and easy connections to the wider area. Don't miss this opportunity to own a property that combines comfort, convenience, and style. Arrange a viewing today and experience the warmth and charm this home has to offer.\*\* 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 (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal advice. Should this property be scheduled for auction, the Vendor's Statement (Form 1) will be available at the LJ Hooker St Peters office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA 61345 RLA 282965 RLA 231015