

**25a Maurice Avenue, Rostrevor, SA 5073**



**House For Sale**

Friday, 3 May 2024

25a Maurice Avenue, Rostrevor, SA 5073

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 328 m2**

**Type: House**



Dalal Muhieddine

0478056770

## Auction 18 MAY 24 12:30PM

Nestled in the heart of the Eastern suburb of Rostrevor lies a stylish contemporary home, beckoning with promises of modern comfort and convenience. Its prime location, just a stone's throw away from Rostrevor College and Norwood Morialta High School, makes it an ideal haven for families seeking educational excellence. With UniSA Magill Campus within easy reach and a plethora of shopping options including Romeo's Foodland and Newton Central shopping centre nearby, this residence effortlessly caters to every facet of modern living. Step inside to discover a ground floor designed for both practicality and leisure. A separate lounge room at the front invites relaxation, while the spacious open-plan family, dining, and kitchen area beckons for gatherings and shared moments. A double garage, laundry, guest toilet, and low-maintenance courtyard complete the ground floor, offering a perfect balance of functionality and comfort. Ascend to the upper level where four generously sized bedrooms await, all serviced by a large shared bathroom. The master bedroom reigns supreme with its walk-in robe and ensuite, providing a private retreat within the home. Two additional bedrooms boast built-in robes, ensuring ample storage space for the entire family's needs. This home epitomizes convenience with its proximity to esteemed educational institutions such as Stradbroke School and Morialta Secondary College. Other nearby schools include Thorndon Park Primary School, East Torrens Primary School, and Charles Campbell College, making it an ideal choice for families. Indulge in the array of features that elevate daily living to new heights. From the year-round comfort provided by reverse cycle ducted air conditioning to the peace of mind afforded by a comprehensive security alarm system, every aspect of this home is thoughtfully curated. Embrace sustainability with a rainwater tank on the premises, while entertaining becomes a breeze on the outdoor paved patio. Multiple sliding doors seamlessly blend indoor and outdoor spaces, inviting the beauty of nature inside. The culinary enthusiast will delight in the Caesarstone benchtops, double inset sinks, and stainless steel appliances, including a gas cooktop and SMEG dishwasher. The elegance of an electric fireplace sets the mood, while plantation shutters in multiple rooms offer both light control and privacy. Built in approximately 2012 and occupying a block size of approximately 328m<sup>2</sup>, this home stands as a testament to modern living at its finest. From the striking solid wood feature front door to the intricate decorative wood paneling, every detail exudes charm and sophistication. Don't miss the opportunity to make this exquisite residence your own. Contact us today to arrange a viewing and step into a world where luxury meets convenience in perfect harmony.

**Features:**

- Experience year-round comfort with reverse cycle ducted air conditioning featuring 6 zones.
- Rest easy with a comprehensive security alarm system installed.
- Enjoy the spaciousness of 4 generous bedrooms, including a luxurious master bedroom with walk-in robe and ensuite.
- Ample storage with built-in robes in 2 of the bedrooms.
- Indulge in relaxation with a great size bathroom boasting a bath on the upper level.
- Convenience meets functionality with three toilets throughout the property.
- Create ambiance with an elegant electric fireplace.
- Embrace sustainability with a rainwater tank on the premises.
- Entertain effortlessly on the outdoor paved patio.
- Connect with nature using multiple sliding doors in living areas, seamlessly blending indoor and outdoor spaces.
- Elevate your culinary experience with Caesarstone benchtops, double inset sinks, abundant cupboard space, quality mixer tap, and stainless steel appliances including a gas cooktop and SMEG dishwasher.
- Enjoy the efficiency and precision of a gas cooktop.
- Accommodate large appliances with a spacious fridge cavity.
- Experience instant hot water with a gas instant hot water system.
- Host outdoor gatherings in style with a paved courtyard for entertaining.
- Secure your vehicles in the double garage, complete with an automatic roller door and convenient drive-through access.
- Admire the view from the Juliet balcony.
- Surround yourself with beauty in landscaped gardens.
- Welcome guests with a striking solid wood feature front door.
- Add character with featured decorative wood paneling.
- Enhance the aesthetic with timber stairs, floorboards, and carpets throughout.
- Control light and privacy with plantation shutters in multiple rooms.

**Property Details**

**Style:** Contemporary  
**House Size:** 213m<sup>2</sup> approx  
**Built:** 2012 approx  
**Block Size:** 328m<sup>2</sup> approx  
**Zoning:** General  
**Neighbourhood:** Campbelltown  
**Council Rates:** \$2,128 per annum approx  
**Water Rates:** \$201.61 per quarter approx  
**Community Fees:** \$353 per quarter approx

**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.

**\*Price Guide** -The property is being offered by way of public auction. No price guide will be given under the vendors' instruction, however recent sales data will be provided upon request via email and at the open inspections

**\*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.

Ray White St Peters RLA328740