

**27 Courtabie Avenue, Rostrevor, SA 5073**

**HARRIS**

**House For Sale**

Thursday, 13 June 2024

27 Courtabie Avenue, Rostrevor, SA 5073

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 654 m2**

**Type: House**



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**\$955k**

This classic mid-century charmer spilling over a coveted 654sqm corner parcel, together with a solid 4-bedroom footprint, combine to create an impressive base for those thrilled with the thought of an exciting passion project to renovate, update and re-inspire a blue-ribbon address for yourself, your growing family or simply get it house-proud ready for the next happy home-owners to fall in love with. Beautifully presented inside and out, this wonderfully spacious property provides an abundance of potential and promise. From the wide portico entry and charming formal lounge where gallery windows catch lovely garden views, cosy formal dining options to wine and dine friends, to the sweeping combined casual meals and light-filled kitchen inviting your daily dose of wholesome family time – there's all the ingredients here to transform this hugely complementary layout. With bright and airy bedrooms, central bathroom with a WC and bidet for added family convenience, private study or handy 4th bedroom, and low maintenance backyard that still delivers lush lawn to play, fruit trees to pick, and handy side street access to your double garage... this is every bit an ideal entry into Rostrevor's tightly held haven regardless if you plan to change a thing or live in as is. Claiming such long-term property potential that also paves the way for future redesign or rebuild possibilities (STCC), while keeping you arm's reach to a choice of exclusive public and private schools, local shops at the end of your street for all your daily essentials, and a stone's throw to the major shopping hubs of the east for all your café, social calendar catch-ups and weekend outings – 27 Courtabie Avenue is set for the brightest of futures. Features you'll love:- Light-filled and lovable original property spilling with well-maintained nostalgia, and set on an enticing 654sqm (approx.) corner block inviting a range of renovation, redesign or rebuild possibilities (subject to council conditions- Charming formal lounge with wide windows, feature stone electric fireplace and gorgeous timber panelled wall to the adjoining formal dining- Hugely spacious casual meals and all-original kitchen providing superb space to cook with company as you entertain friends or enjoy the company of family- 3 generous bright and airy bedrooms, as well as a dedicated study or ample-sized 4th bedroom- Neat and tidy original bathroom with separate shower and bath- Practical laundry with storage, and ducted AC throughout - Delightful outdoor alfresco area overlooking neat lawns, fruit-laden trees, and gardens beds ready for planting- Double garage with auto roller door, and tidy street frontage with sunbathed lawn and established trees Location highlights:- A welcome walk to Stradbroke Primary, Morialta Secondary and Rostrevor College for great schooling options close to home- Moments to the scenic Fourth Creek Trail and Morialta Conservation Park for endless weekend adventure right at your fingertips- Around the corner from Romeo's Foodland and St Bernards Fruit & Veg- Less than 10-minutes the vibrant Newton Central & Target, Firlie Plaza & Kmart, as well as the vibrant Parade Norwood for incredible shopping, café, specialty store and weekend entertainment options Specifications: CT / 5550/427 Council / Campbelltown Zoning / GN Built / 1970 Land / 654m<sup>2</sup> (approx) Frontage / 17.04m Council Rates / \$1999.80pa Emergency Services Levy / \$166pa SA Water / \$193.93pa Estimated rental assessment / \$620 to \$650 per week / Written rental assessment can be provided upon request Nearby Schools / Stradbroke School, East Torrens P.S, Thorndon Park P.S, Paradise P.S, Morialta Secondary College 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 (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 and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 226409