

27 Rokewood Avenue, Belair, SA 5052

HARRIS

Sold House

Saturday, 12 August 2023

27 Rokewood Avenue, Belair, SA 5052

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 1477 m2

Type: House



Troy Law
0882023500



Scott Moon
0882023500

\$1,395,200

Striking architectural design, a remarkably flexible floorplan and lush outdoor privacy – 27 Rokewood Avenue is calling your name. With no shortage of scale, substance, or space, you'll never find another so accomplished to host your family through every era and iteration with ease. Lofty sloped ceilings and panoramic windows provide the canopy for an exquisite modern living area, with spacious lounge and dining area centred by wood-look gas heater guaranteeing cosy hills winters. A sleek kitchen showcases stone benchtops, contrast cabinetry, stainless-steel appliances, and gas cooktop, with extensive breakfast bar completing double duty as a worthy workspace and a social hub, sure to be the setting for the breakfast rush and effortless entertaining for years to come. Those sloping lines flow through to an extensive entertaining suite, with wide deck and enviable alfresco enclave. With outdoor kitchen with gas BBQ and in-built fridge to one end, and breathtaking views across the treetops to the other, it looks like it's every extended family brunch and New Year's Eve at your place. A central sitting room with combustion heater and private study offer more scope for bespoke configuration, while a lower-floor rumpus room offers even more footprint to spread out and enjoy. When the day is done, the main bedroom suite is the perfect parents retreat, stylishly serviced by walk-in robe and private ensuite. Three additional bedrooms are each complete with built-in robes, all serviced by a family bathroom with bathtub, wide vanity and separate WC. Every inch of the north-facing rear yard showcases beautifully maintained landscaping, with expansive lawns, lush agapanthus and established trees crafting your own botanical sanctuary, while an additional alfresco outpost with firepit offers the perfect place to unwind and appreciate your empire. More than just an address, Rokewood Avenue places you securely in the sought-after Belair Dress Circle community and lifestyle, with a quick jaunt taking you to Belair National Park for weekend hikes, Banana Boogie Bakery or Sheoak Café for coffee, or the Belair Hotel for pub dining. Numerous amenities are in close reach, with Belair and Blackwood Main Streets or Mitcham Square providing an abundance of supermarkets and specialty shopping. Numerous schooling options nearby, with Scotch College, Mercedes College and St John's Grammar in easy reach for a streamlined school run. Only 20 minutes' drive to the Adelaide CBD, or harness regular bus services from Main Road or the Pinera Train station for a straightforward commute. A uniquely accomplished home, bursting with longevity – get ready to thrive. More to love:- Double car carport, plus additional off-street parking- Solar panel system- Security system- Split system air conditioning units to living and bedrooms- Polished floorboards and plush carpets- Ceiling fans- Rainwater tanks- Plantation shutters- Laundry facilities to rumpus room Specifications: CT / 5602/714 Council / Mitcham Zoning / HNBuilt / 1976 Land / 1477m² Frontage / 21.34m Council Rates / \$1673.80pa SA Water / \$290.60ppq ES Levy / \$163.15pa Estimated rental assessment: \$900 - \$950 per week (written assessment can be provided upon request) Nearby Schools / Scotch College, Mercedes College and St Johns Grammar, Belair P.S, Hawthorndene P.S, Blackwood P.S & H.S., Mitcham Girls H.S, Urrbrae Agricultural H.S 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