

**3/1 Koonga Avenue, Rostrevor, SA 5073**

**HARRIS**

**Sold House**

Wednesday, 15 May 2024

3/1 Koonga Avenue, Rostrevor, SA 5073

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 307 m2**

**Type: House**



Tom Hector  
0423767967



Jayden Finch  
0434644901

**\$920,500**

When comfort is at the top of the list, open-plan living is a non-negotiable, a double garage is an absolute must, gardening is not your thing, and you simply must live within 15 minutes of the CBD, look no further than this 2023-completed home in surging Rostrevor. Elevated ever so slightly above street level, its dark and moody brick work - broken up by a bright yellow entry door - and inch-perfect gardens ensure this solar-driven abode looks right at home amongst the modern builds that define Rostrevor's new dawn. Much of the wide 307sqm (approx.) parcel is allocated to the home itself, guaranteeing a spacious internal footprint centred around an open-plan kitchen with shimmering stainless steel appliances, dishwasher and a breakfast bar that will give six seated guests plenty of elbow room. The rear alfresco pavilion embraces the winter northern sun and waits eagerly for summer dinners with Black Hill's mountainous beauty playing in the background. Three bedrooms ensure you can work from where you live, have the grandkids over for sleepovers, or comfortably start a family in this flawless home with the added luxury of a walk-in robe, ensuite, 2.7m-high ceilings and ducted temperature control. Steps from public transport, a stroll from Romeo's Foodland and a short drive from Morialta's hiking trails, Rostrevor College and the buzz of The Parade; when lifestyle means everything, it has to be 3/1 Koonga Avenue. More to love:- Completed in just 2023 by the ever-reputable Stirling Homes- Immaculately presented inside and out - Oversized double garage with remote entry - Off-street parking for an additional two cars (four in total)- Exposed aggregate paving to front and rear - Powerful solar system with 20 panels - Separate laundry with external access- Gas cooktop - Custom plantation shutters and high-grade security doors/screens - Stylish timber-look flooring - Loads of storage - Reverse cycle ducted temperature control- Close to a range of shopping precincts, including Firlie and Newton Specifications:CT / 6249/124Council / CampbelltownZoning / GNCompleted / 2023Land / 307m2 (approx)Frontage / 14.4mCouncil Rates / \$1343.30paEmergency Services Levy / \$131.60paSA Water / \$157.09pqEstimated rental assessment: \$640 - \$670 p/w (Written rental assessment can be provided upon request)Nearby Schools / Stradbroke School, East Torrens P.S, Charles Campbell College, Thorndon Park P.S, Morialta Secondary CollegeDisclaimer: 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