

34 Rita Avenue, Rostrevor, SA 5073



House For Sale

Wednesday, 17 January 2024

34 Rita Avenue, Rostrevor, SA 5073

Bedrooms: 4

Bathrooms: 3

Parkings: 4

Type: House



Tom McGarry
0437224888



David Ferrari
0431073140

Auction - Saturday 3/2 at 4pm

Auction - Saturday 3/2 at 4pm (USP) Ideally positioned in the heart of Rostrevor, this well maintained home presents as an ideal opportunity for the growing family, and downsizers pursuing independent, low-maintenance living, whilst also acting as the perfect blue chip investment. This residence well-designed floorplan highlights contemporary comfort featuring, a spacious and well-lit open-plan living area, a sleek modern kitchen, four generously sized bedrooms all featuring a walk-in robe. Additionally, the property includes a private rear outdoor entertainment area and a veranda, perfect for hosting guests throughout the year. The accommodation is also complemented by a separate granny flat or studio, providing additional flexibility and convenience. Key Features:- Four generously sized bedrooms all featuring walk-in wardrobes- Master bedroom features an ensuite with double vanity, toilet, shower, and bath. - Spacious open plan living, dining, and kitchen area seamlessly connect to the outdoor entertainment area. - Functional kitchen with quality appliances, breakfast bar, walk-in pantry and ample amounts of storage- Central guest bathroom featuring double vanity, toilet, and shower. - Separate laundry- Central home theatre- Granny Flat/Studio within the house featuring open plan living, dining and kitchen area, generously sized bedroom, additional laundry and bathroom. - Outdoor area perfect for entertaining guests all year round. - Secure double garage- Close to all amenities Rostrevor, known for its family-friendly atmosphere, boasts an enviable lifestyle with a range of amenities and conveniences. Just minutes from Newton Village Shopping Centre where you will find major retailers like Woolworths and Coles plus an abundance of speciality shops. For nature enthusiasts, Morialta Conservation Park is a mere 2-minute drive in the opposite direction, providing you with the opportunity to embark on breathtaking hikes practically at your doorstep. Plus, you have your pick of excellent schools nearby, including Morialta Secondary College, Stradbroke Primary School, Thornton Park Primary School and Rostrevor College. Specifications: Year Built / 2018 Council / Campbelltown Council Rates / \$675 PQ Water Rates / \$170 PQ 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. RLA 254416