

34 Rockville Avenue, Daw Park, SA 5041



House For Sale

Saturday, 27 April 2024

34 Rockville Avenue, Daw Park, SA 5041

Bedrooms: 5

Bathrooms: 3

Parkings: 2

Area: 590 m2

Type: House



Josh Morrison
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Jolly Garg
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Best Offer by 21st May

Please contact Josh Morrison for more details or to register your interest..Best Offer by 21st May (Unless sold prior)This elegant family home situated in a central location has been designed to meet the needs and desires of the modern-day family. Sitting on 590m² (approx.) of land, this spacious floorplan provides low maintenance living with stylish finishes and ample space to entertain both inside and out. Step inside to a grand entrance met with sparkling floor tiles which leads through to the heart of the home being the huge open plan living/dining space. The chef's kitchen has been newly updated and boasts a Caesarstone island bench, gas cooktop, dishwasher and double sink – cooking delicious meals for your loved ones will be an absolute pleasure. The family living space is complimented by high ceilings and allows you to enjoy a seamless indoor/outdoor living fusion leading out to the rear undercover alfresco with outdoor blinds and ceiling fan. Offering five spacious bedrooms, the master suite comes complete with a large walk-in robe and ensuite. You will be pleasantly surprised with the size of the bedrooms, with bedroom two also having its own ensuite and bedroom five having the option of being utilised as a home theatre for those family movie nights – the choice is yours! Servicing these bedrooms is the third bathroom and there is also a very functional laundry with plenty of storage and has direct access to outside for convenience. Stepping outside, the alfresco area overlooks an appealing north facing, low maintenance landscaped backyard offering you more time to unwind or enjoy a Spring/Summer BBQ with family and friends. The established garden has both orange and lemon trees, a garden shed and is fully fenced for peace of mind. A double garage completes this package with internal access to the home for added security. Other features we LOVE about this family home are:-

- Multiple living spaces for the whole family to enjoy
- Ducted reverse cycle air conditioning
- Secure keyless entry
- Updated kitchen with quality fixtures and fittings
- Five bedrooms with the option of utilising bedroom five as a home theatre/living space
- Solar system offering energy efficiency and cost savings
- Torrens title with gate access to both sides
- Ample storage options
- LED downlights throughout
- Seamless integration from indoor to outdoor living
- Big backyard with fruit trees and space for the kids and pets to play (with room to put a pool)
- Epoxy flooring in garage
- Only a short drive to the CBD or enjoy the popular cafes nearby

Situated in a sought-after suburb with public transport, local shops and cafes nearby, you are only a 12-minute drive from the CBD. Conveniently located close to local schools, being zoned to Colonel Light Gardens Primary School, it also offers proximity to Edwardstown and Clapham Primary, not to mention being in the zoning area for Unley High School and several other elite schools. You will love living at 34 Rockville Avenue - don't miss out on this opportunity to call this place home!All floor plans, photos and text are for illustration purposes only and are not intended to be part of any contract. All measurements are approximate and details intended to be relied upon should be independently verified. (RLA 310071)