

346 Montacute Road, Rostrevor, SA 5073

HARRIS

Sold House

Wednesday, 27 September 2023

346 Montacute Road, Rostrevor, SA 5073

Bedrooms: 3

Bathrooms: 1

Parkings: 4

Area: 724 m2

Type: House



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\$850,500

Wonderfully located at the leafy end of Montacute Road, nestled in this tightly held and family-friendly area sits this much-loved, mid-century home of nostalgic original condition that's at long last ready for a new chapter to begin. With impressive frontage, the opportunity to subdivide, renovate or reimagine is yours. (STCC). Set on a staggering 734m² allotment inviting a tonne of excitement to spark your interest, 346 Montacute Road delivers an impeccable footprint to start fresh from the ground up (STCC). That is, when you're ready of course because as it stands, this lovingly maintained 3-bedroom family home with formal lounge, light-filled dining and spacious kitchen all capped off with a sunbathed backyard of lush lawns and established greenery may just make an ideal stress-free rental letting you take your time exploring all the architectural and design options that this once in a lifetime opportunity offers. Without question, a wonderful world of possibilities awaits here, while the epitome of lifestyle ease makes this whisper-quiet pocket of the east so sought-after. From being a stone's throw to a range of popular public and private schools to choose from giving you hassle-free morning commutes, around the corner from Newton Village and the bustling Newton Central for absolutely all your shopping needs and necessities including a raft of delicious specialty stores to up your wine and dine guest game, and Black Hill and Morialta Conservation Parks both practically in your backyard for endless weekend adventure – all the allure of Rostrevor is not an understatement, and a stunning home here ensures a lifetime of purpose where you can feel comfortable planting your feet well into the future. Features you'll love:- Hugely spacious 734m² (approx.) parcel of land enticing exciting redesign, rebuild or subdivision possibilities (subject to council conditions)- Much-loved and well-maintained original family home comprising of 3-bedrooms, large formal lounge, open and airy dining and kitchen zone featuring great bench top space, dishwasher and gas cook top- Generous bathroom with separate WC, practical laundry, and outdoor entertaining overlooking a sunbathed backyard with neat lawns, established fruit trees and gardens- Long secure carport and large garage- A short stroll to beautiful parks and playgrounds, as well as a reminder to set aside time for weekend walks and hikes through the iconic Black Hill and Morialta Conservation Parks- Arm's reach to Stradbroke Primary, Morialta Secondary, Rostrevor College and Saint Ignatius' College for excellent schooling options- Just 650m to Newton Village for all your daily essentials, and only 6-minutes to the vibrant Newton Central for great shopping, café and specialty store options- A quick 15-minutes to Adelaide CBD straight to Payneham Road Specifications: CT / 5379/295 Council / Campbelltown Zoning / GN Built / 1972 Land / 724m² Frontage / 21.33m Council Rates / \$1,890.59pa (approx) Emergency Services Levy / \$169.45pa (approx) SA Water / \$217.14pa (approx) Estimated rental assessment: \$480 - \$510 p/w (Written rental assessment can be provided upon request) Nearby Schools / Stradbroke School, Thorndon Park P.S, Athelstone School, East Torrens 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