

**3A Tyringa Avenue, Rostrevor, SA 5073**



**Sold House**

Sunday, 8 October 2023

3A Tyringa Avenue, Rostrevor, SA 5073

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Area: 389 m2**

**Type: House**



Carmine Catalano  
0450605038



Costa Andresakis  
0437481232

**\$1,100,000**

Carmine Catalano & Costa Andresakis welcome you to 3A Tyinga Avenue - where modern living meets comfort and sophistication.\*Auction Listing Details\* - The property will be available for purchase by the way of public auction. The vendor's directive is not to disclose a price guide; nevertheless, you can obtain recent sales data by requesting it via email or during the scheduled open house viewings. Nestled in Adelaide's eastern foothills, Rostrevor offers a unique blend of urban convenience and suburban tranquility. As you step into this delightful home, you'll discover how it perfectly complements the charm of its surroundings. Upon entering, a grand, light-filled hallway welcomes you into a spacious living area that effortlessly blends with the elegant interior. To your right, you'll find the luxurious master bedroom, a private sanctuary featuring a generous walk-in robe and a beautifully appointed ensuite bathroom. It's the ideal place to unwind after a long day. Moving through the open-plan layout, you'll reach the heart of the home - a thoughtfully designed kitchen. With sleek cabinetry, modern appliances, and ample counter space, it's a haven for aspiring chefs. The kitchen seamlessly transitions into the dining area, creating a delightful space for family gatherings and entertaining. Two alfresco areas extend from the dining, offering versatile outdoor living experiences, whether you're savoring a morning coffee or hosting an evening barbecue. Venturing upstairs, you'll discover three additional bedrooms, each boasting built-in robes for ample storage. A separate, tastefully designed bathroom upstairs ensures convenience for the entire household. Beyond the home, Rostrevor beckons with a host of amenities. The nearby Rostrevor Shopping Centre provides convenient shopping, dining, and coffee options. Families benefit from the renowned Rostrevor College, offering top-notch education. Nature enthusiasts can explore the stunning Morialta Conservation Park with its scenic trails and waterfalls, while sports facilities, healthcare centers, and well-connected public transport enhance daily life. The strong sense of community, fostered by local events and gatherings, creates a welcoming atmosphere that complements the convenience and natural beauty of the area. In Rostrevor, residents find the perfect balance between urban comforts and suburban serenity, making this property at 3A Tyinga Avenue an exceptional place to call home. What we Love ~ Open Living ~ Master Bedroom with Walk in robe and Ensuite ~ Separate laundry and washroom ~ Full sized bath and shower ~ Fluid backyard with entertaining space ~ Ducted reverse cycle air conditioning CT | 6065 / 258 Council | CAMPBELLTOWN CITY COUNCIL Zone | GN - General Neighbourhood Land | 389 sqm (Approx.) House | 261 sqm (Approx.) Built | 2012 Council Rates | \$2750.00 pa (approx) Water | \$TBA pq ESL | \$TBA pa The vendor's statement may be inspected at 184 South Road, Mile End for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. On behalf of Ray White West Torrens, we try our absolute best to obtain the correct information for this advertisement. The accuracy of this information cannot be guaranteed and all interested parties should view the property and seek independent advice. For further information contact Ray White West Torrens on 08 7070 0595. Perfect Family Home or Investment Opportunity