

**3B Selbourne Avenue, Rostrevor, SA 5073**

**Raine&Horne.**

**House For Sale**

Thursday, 30 November 2023

3B Selbourne Avenue, Rostrevor, SA 5073

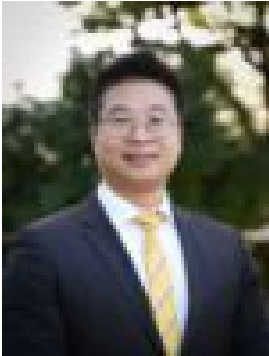
**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 343 m2**

**Type: House**



Jacky Yang

0425251113



Soe Wang

0410411090

## Best Offer by 18th of December 2023 6:00PM (USP)

Welcome to 3B Selbourne Avenue, a stunning property nestled in Rostrevor. This home boasts a unique design and meticulously crafted interiors, providing a comfortable and contemporary living experience. It's an excellent choice for both homeownership and investment, making it the top choice for modern family life. Home Features: Spacious bedroom layouts ensure private and serene spaces for relaxation. The ground-floor master bedroom suite features a walk-in cloakroom, an ensuite bathroom, and bottom-to-top veneer tiles for enhanced cleanliness and brightness. Two more bedrooms are situated on the second floor, offering versatile usage-one could be utilized as a study. A fully equipped kitchen with modern appliances and ample storage, equipped with a dishwasher and a gas hob, creates an enjoyable cooking environment, complemented by a bright and spacious dining area-an ideal setting for family gatherings. Experience the luxury of central air conditioning that comes with zone control, providing maximum comfort. The living room is raised and seamlessly connects to the outdoor space, creating a bright and airy atmosphere. The living room extends to outdoor wooden flooring, providing a relaxing outdoor space-perfect for imaginative use and ideal for gatherings with family and friends. Equipped with both indoor and outdoor parking spaces for convenient everyday living. The rear side of the garage provides extra storage space, ensuring ample room for your belongings. The backyard is designed to be low maintenance, allowing for hassle-free outdoor enjoyment. 6.6 kW solar panels and Tesla Powerwall batteries (13.5 kW) installed to reduce electricity bills. This property is in the serene and welcoming neighbourhood of Rostrevor, with zoned to Morialta Secondary College, Norwood International High School, Stradbroke School and easy access to top-rated educational institutions like Magill Primary School, and Rostrevor College. It is close to shopping centres and recreational facilities, making it a perfect location for a comfortable living experience. Only a 15-minute drive to the city. This property presents an ideal family home and a compelling investment opportunity. Seize this rare chance and feel free to contact us anytime for more information about this dream residence! Property Details:- CT : 6158/975- Community Title: C40032- Council: Campbelltown- Built: 2015- Land: 343.40 m<sup>2</sup>- Build: 188 m<sup>2</sup>- Council Rates: TBA p.a. (Approx.)- Water Rates: TBA p.q. (Approx.)- Community fees: TBA p.q.(Approx.)- ESL: TBA p.a. (Approx.)\*Disclaimer: Neither the Agent nor the Vendor accepts any liability for any error or omission in this advertisement. Any prospective purchaser should not rely solely on 3rd party information providers to confirm the details of this property or land and is advised to enquire directly with the agent to review the certificate of title and local government details provided with the completed Form 1 vendor statement.