

4/33 Malpas Street, Rostrevor, SA 5073

HARRIS

Townhouse For Sale

Thursday, 13 June 2024

4/33 Malpas Street, Rostrevor, SA 5073

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 131 m2

Type: Townhouse



Jayden Finch
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\$685k

Striking that enviable blend of stylish designer living with an impeccably low maintenance footprint, this light-filled haven delivers the picture-perfect modern base for young couples to plant their feet in complete lifestyle finesse, while adding exceptional feature, function and all-important room to grow too. Set quietly at the rear of this designer development, discover light-filled bliss as the open-plan living and dining enjoys effortless alfresco flow to your sunny, north-facing courtyard, creating a wonderful indoor-outdoor entertaining experience that maximises every inch of this bright and airy space. Headlined by the gleaming foodie's zone, rest assured whipping up weekend deliciousness for friends and family or savouring breakfast and brunch routines will be as simple as they are satisfying. Everyday adaptability is key here too with a beautiful upstairs gliding over honey-toned floating floors, and sees 2 spacious bedrooms with built-ins, sparkling main bathroom featuring separate shower and relaxing bath, along with a master bedroom spilling with natural light and capped off with a luxe ensuite for peace and privacy to those daily rituals. Capturing all the needs and necessities you could ask for – including zone ducted AC, storage-packed laundry, ground level guest WC, and secure garage – this easy modern living at its absolute best. Coupled with elite positioning in a locale that needs little reminding of its blue-ribbon favour, from schools in strolling distance, the scenic Morialta Conservation Park a stone's throw away inviting endless weekend adventure, and a raft of vibrant shopping hubs in high supply giving you plenty of options for all your social calendar catch-ups... claiming such stylish simplicity with lock-and-leave ease has never looked so right! Features you'll love:- Light, bright and airy designer kitchen, lounge, dining and outdoor alfresco combining for one elegant entertaining space to wine and dine no matter the season- Stone bench tops and glossy contrast cabinetry, gleaming stainless appliances including dishwasher- Sleek, tiled alfresco with LED downlights, aggregate concrete paths, and no-mow lawns- Light-filled master bedroom featuring BIRs and sparkling ensuite- 2 additional ample-sized bedrooms, both with BIRs- Crisp main bathroom with separate shower and relaxing bath, as well as ground floor guest WC- Functional laundry with great storage, and ducted AC throughout- Secure garage behind a stylish frontage and designer development- Built 2019 by Abrahams Construction Location highlights:- Easy access to Stradbroke Primary, Morialta Secondary and Rostrevor College offering excellent schooling options- Moments from the Iconic Morialta Conservation Park encouraging an active, outdoors lifestyle- Less than 10-minutes to Newton Central & Target, Firlie Plaza & Kmart and the vibrant Parade Norwood for the best picks of the eastern suburbs' trendy café, restaurant and boutique shopping scene Specifications: CT / 6259/271 Council / Campbelltown Zoning / GN Built / 2019 Land / 116m² (approx) Council Rates / \$1294.55pa Community Rates / \$47.50pq (shared insurance) Community Manager / Community Plan No. 42430 Emergency Services Levy / \$291.35pa SA Water / \$157.09pq Estimated rental assessment: \$650 to \$700 p/w (Written rental assessment can be provided upon request) Nearby Schools / Stradbroke School, East Torrens P.S, Thorndon Park P.S, Charles Campbell College, 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