

**4A Derwent Avenue, Rostrevor, SA 5073**



**Sold Residential Land**

Wednesday, 23 August 2023

4A Derwent Avenue, Rostrevor, SA 5073

Area: 566 m2

Type: Residential Land



Eric Jem

0883324886

**\$677,500**

Where better than within walking distance of prestigious public and private schools to build your picture-perfect family home? Discover this ideal landholding in a red-hot suburb with plenty of room to create an exciting modern residence. The 566sqm allotment is flat, cleared and perfectly symmetrical with 10.67m street frontage, perfect for your dream home with a low-maintenance yard, double garage and maybe a lap pool! Throw in a spectacular slice of nature nearby like the Morialta Conservation Park with its adventure playground, shaded picnic areas, hiking trails and scenic waterfalls, and you have a family-focussed location that is truly enviable on a world-class scale. Snap up the chance to enrich your lifestyle with a mere three minute drive to Stradbroke Primary School, a five minute walk to Morialta Secondary College and a six minute walk to Rostrevor College. This tree-lined street is also a short walk from local cafes and specialty shops with UniSA Magill campus nearby. - Build a single or double-storey gem with a generous double garage- Zoned Stradbroke Primary School and Morialta Secondary College- Walk to Rostrevor College, near St Joseph's School Tranmere- Short walk to public transport- Outdoor lifestyle location near Morialta and Black Hill Conservation Parks- Easy drive to The Parade Norwood and Magill Road shopping/dining precincts- Just a 15 minute drive (approx) to the CBDRLA 285309