

4A Rosslyn Street, Clovelly Park, SA 5042

HARRIS

Sold House

Monday, 14 August 2023

4A Rosslyn Street, Clovelly Park, SA 5042

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Type: House



Stephanie Davey
0423733080

\$870,000

If it starts with a front-row seat to a boundless reserve and ends in a party-starting alfresco pavilion that's nothing short of an extra 'room' on an elongated parcel, it's none other than 4A Rosslyn Street; your 3-bedroom ticket to easy, just a 12-minute drive from the metro coast and 20 from the city. Built C2016, this contemporary home follows a tried and true layout that places an ensuited master bedroom at the front and spacious open-plan living at its rear. Works every time. In between are two nicely sized bedrooms that make this impeccably presented home perfect for anyone from fast-paced professionals and young families to downsizing empty nesters in search of the space - but not the effort. If you include the open-plan family room and its partnering pavilion - featuring cafe blinds and TV provisions that make it an all-weather, year-round extension of the internal footprint - you have some 78sqm of rear living space before you even set foot in the immaculately landscaped rear yard. With low-profile stone benchtops, an expansive breakfast bar, quality stainless steel appliances and a walk-in corner pantry, the kitchen is functional and stylish in the same breath - the official hub of this light-filled abode. Whether it's a kick of the footy or a session of 'fetch' at the park on your doorstep, a day at the beach, a shopping spree at nearby Westfield Marion or a dinner party at home with your nearest and dearest, this one makes the moments (big and small) count for more. Welcome to Clovelly Park. More to love: - Enviably placed overlooking Rosslyn Street Reserve - Single lock-up garage and additional off-street parking in front - Large master bedroom with walk-in robe and ensuite - Ducted reverse cycle heating and cooling throughout - High ceilings and stylish tiled floors - Storage includes built-in robes to bedrooms 2 and 3 - Dishwasher and gas cooktop- Lighting, TV provisions and ceiling fan to alfresco pavilion - Landscaped low-care gardens with storage shed to rear - Separate laundry - Walking distance from public transport - Moments from Sacred Heart College Specifications: CT / 6161/860 Council / Marion Zoning / GN Built / 2016 Land / 418m2 Frontage / 9.15m Estimated rental assessment: \$620 - \$650 per week (Written rental assessment can be provided upon request) Nearby Schools / Clovelly Park P.S, Ascot Park P.S, Edwardstown P.S, Marion P.S, Hamilton Secondary College, Springbank 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