

**5/12 Nalara Avenue, Rostrevor, SA 5073**

**Townhouse For Sale**

Friday, 17 May 2024

5/12 Nalara Avenue, Rostrevor, SA 5073

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 132 m2**

**Type: Townhouse**



Ben Scadden  
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## Contact Agent

Best offers closing at 5pm on Tuesday, June 4 (unless sold prior) Built to exacting standards in 2018, this pristine three-bedroom, two-and-a-half bathroom home is perfectly located within walking distance of the highly regarded Stradbroke Primary School, Morialta Secondary College, and Rostrevor College. Nestled in the increasingly popular suburb of Rostrevor and featuring a powerful 6.6KW, 17-panel solar system with Tesla battery and inverter, this property presents an exceptional opportunity for those seeking a harmonious blend of style, functionality, and location. The home offers a carefully curated living experience, with a contemporary kitchen boasting stainless steel appliances, a gas cooktop, and a breakfast bar that speaks to the heart of modern-day convenience. The property's inviting ambience extends to the alfresco area, complete with cosy furnishings and vibrant artificial grass, providing a perfect setting for intimate gatherings or a peaceful retreat. A separate laundry with a valuable third toilet ensures practicality is not overlooked, while the secure garage with an automatic roller door provides peace of mind. Embrace the comfort of ducted reverse-cycle air conditioning throughout, with electricity costs offset by the solar system, meaning big power bills are a thing of the past. Safety is paramount, too, with a security screen adorning the front door, accompanied by a camera for added reassurance. Public transport, vibrant shopping precincts, and recreational facilities like the Morialta Recreation and Conservation Park are all easily accessible, enveloping you in a world of comfort and convenience. Be captivated by this elegant gem, where every detail harmonizes to create a living space that's not just a house, but a home. Home highlights: - 6.6KW, 17-panel solar system with Tesla battery and inverter - Stylish kitchen with stainless steel appliances - Separate laundry and third toilet - Cosy alfresco with artificial grass - Secure garage with automatic roller door and through access to rear alfresco area Shopping: - 1-minute walk to Romeo's Foodland, Rostrevor - Newton Village Shopping Centre and Rostrevor Shopping Centre both footsteps away - 5 minutes to thriving Firlle Plaza Local attractions, entertainment and conveniences: - 18 minutes to the Adelaide CBD - 3 minutes to the Morialta Nature Play Space - Ample hiking opportunities - Thorndon Park Reserve - 8 minutes to Penfolds Magill Estate Education: - Zoned to Stradbroke Primary School - Zoned to Morialta Secondary College - 3-minute drive to prestigious Rostrevor College - 3-minute drive to University of SA (Magill Campus) Method of Sale: - Best offers closing at 5pm on Tuesday, June 4 (unless sold prior) Disclaimer: Whilst every effort has been made to ensure the accuracy and thoroughness of the information provided to you in our marketing material, we cannot guarantee the accuracy of the information provided by our Vendors, and as such, TOOP+TOOP makes no statement, representation or warranty, and assumes no legal liability in relation to the accuracy of the information provided. Interested parties should conduct their own due diligence in relation to each property they are considering purchasing. All photographs, maps and images are representative only, for marketing purposes. For more information: Contact Ben Scadden of TOOP+TOOP Real Estate on 0401 573 580