

**6 Durant Avenue, Rostrevor, SA 5073**

**HARRIS**

**Sold House**

Tuesday, 28 November 2023

6 Durant Avenue, Rostrevor, SA 5073

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 798 m2**

**Type: House**



Tom Hector  
0423767967



Clinton Nguyen  
0432517003

**\$924,700**

Testament to the lifelong timeline families live, love and experience in the hugely sought-after heart of Rostrevor, 6 Durant Avenue has been a much-loved home held in the one family since the 1950's. Serving as a picture-perfect and now nostalgic base where kids can walk to Stradbroke Primary, Morialta Secondary or the prestigious Rostrevor, while a cooe away awaits endless weekend walks, hikes and adventure at the iconic Morialta Reserve – seizing a coveted property promising such lifestyle bliss is a combination that's hard to beat. Set on an exciting 798m<sup>2</sup> allotment, this mesmerising property as it stands is a time-capsule of mid-century living, offering a tidy 3-bedroom footprint with formal living and dining, central kitchen and casual meals, along with a sweeping sunroom. Certainly spacious enough for those thrilled with the thought of renovating and updating to invite high rental returns as you plot and plan breathtaking redesign and rebuild possibilities (STCC), options abound and so too does the potential. With all the size and space to truly transform this address, and join the growing ranks of stunning modern builds and style-inspired neighbours, together with vibrant shopping and social hubs teeming with popular cafés and delicious specialty stores all at arm's reach in just about every direction, this an opportunity to make your family home dreams come true. Features you'll love:– Hugely spacious 798m<sup>2</sup> (approx.) allotment inviting exciting redesign and rebuild potential from the ground up (subject to council conditions)– Astonishing all original mid-century property where a wash of interior updates offer great rental returns for the area– Generous formal lounge and adjoining formal dining– Central kitchen and casual meals area– Large master bedroom, as well as two additional ample-sized bedrooms, all with BIRs– Lovely sunroom, and spacious bathroom and laundry combination– Sprawling backyard with cosy alfresco area, chicken coop and storage sheds– Long driveway with open and secure carport, as well as double garage Location highlights:– Nestled in the heart of Rostrevor a short stroll to Stradbroke Primary, Morialta Secondary and Rostrevor College for stress-free morning commutes with the kids– Around the corner from your local Drakes Foodland, as well as St Bernard's Fruit & Veg for all your delicious daily essentials– Just 5-minutes to Newton Village, and a quick 7-minutes to the bustling Newton Central & Target, as well as Firlle Plaza & Kmart for absolutely all your cafés, shopping and specialty store needs Specifications: CT / 5679/522 Council / Campbelltown Zoning / GN Built / 1958 Land / 798m<sup>2</sup> Frontage / 18.29m Council Rates / \$2,006.40pa (approx) Emergency Services Levy / \$185.15pa (approx) SA Water / \$227.73pq (approx) Estimated rental assessment / \$520 to \$550 per week / 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