

**6a Rosefield Lane, Sturt, SA 5047**



**Sold House**

Thursday, 4 April 2024

6a Rosefield Lane, Sturt, SA 5047

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 368 m2**

**Type: House**



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**\$910,000**

Please contact Rachael Farror or Danielle Comer from Magain Real Estate for all your property advice. Nestled on a tranquil street amid high-quality residences in the sought-after Sturt suburb, this four-bedroom Torrens Title home is impeccably presented and boasts a versatile layout, catering to the needs of a growing young family, all while being conveniently close to local shops, public transport, and esteemed educational institutions like Seaview High School, Westminster College, and Darlington Primary School. Upon entry, you're greeted by a tidy hallway that also serves as a study, guiding you past the four bedrooms and into a spacious open-plan kitchen, living, and dining area. This seamlessly extends through sliding doors to a rear entertaining space. The home's modern flooring and neutral color scheme, illuminated by natural light, exude instant elegance. Ducted reverse cycle heating and cooling ensure year-round comfort throughout the residence. For those who view the kitchen as the heart of the home, the abundance of cabinetry, contemporary stainless-steel appliances (including a gas cooktop), and a well-placed breakfast bar are sure to impress. This layout not only connects the kitchen to the living space but also creates a charming gathering spot for entertaining family and friends. The master bedroom boasts a spacious walk-in robe and an ensuite, while bedrooms two, three, and four all feature built-in robes and convenient access to the main bathroom with a separate toilet and vanity. Two linen cupboards nearby provide valuable additional storage space. Glass sliding doors from the open-plan living area offer a scenic backdrop and seamless access to the rear, where a generously sized yard awaits. The entertaining area, adorned with modern exposed aggregate concrete flooring and covered by a pergola with a fan, along with a well-maintained lawn, makes this yard a perfect low-maintenance haven for the entire family to relish. Valuable extra features include:- Double garage with roller door and direct internal entry to the home- Ducted reverse cycle heating and cooling- Gas instantaneous hot water- NBN ready- Watering system to the front and back- Rainwater tank plumbed to the toilet. Ideal for downsizers, young professionals, or a family seeking a café lifestyle in a quiet and peaceful setting, plus the added bonus of being very close to the local Marion Shopping Centre. Public transport is right on your doorstep with easy bus and train routes close by to take you straight into the Adelaide CBD. All floorplans, photos and text are for illustration purposes only and are not intended to be part of any contract. All measurements are approximate and details intended to be relied upon should be independently verified. Magain Real Estate Happy Valley RLA | 222182