

**8 Jenkins Avenue, Rostrevor, SA 5073**

**HARRIS**

**House For Sale**

Tuesday, 9 April 2024

8 Jenkins Avenue, Rostrevor, SA 5073

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Area: 828 m2**

**Type: House**



Tom Hector  
0423767967



Clinton Nguyen  
0432517003

**\$925k**

Spilling with mid-century nostalgia and a hugely versatile footprint set on a sweeping 828m<sup>2</sup> parcel strolling distance to Rostrevor College, Morialta Secondary and the scenic Morialta Conservation Park – 8 Jenkins Avenue reveals understated function and form for those eager to get into this blue-ribbon pocket, while leaving options aplenty for what to do next. From renovating and updating a free-flowing interior, and transforming the 3-bedroom floorplan together with the wonderfully spacious, self-contained granny flat/rumpus outside, elevating this address into a family-friendly wonder of exceptional lifestyle balance should hardly need convincing. With a bright and airy living, open-plan dining and kitchen primed to keep the resident cook in good company, along with a beautiful outdoor entertaining alfresco extending below a sprawling all-weather pergola and lush established greenery... there's an incredible base to build from here. Much-loved and in immaculate condition thanks to its 62-years of single-family ownership, claiming such a prized block promises truly enticing long-term value. Whether it's a passion project where you plan to swing a paintbrush or two, live in as is or lease while you explore exciting architectural possibilities, or start fresh from day one and build the home of your dreams from the ground up (STCC) – all options are very much on the table. No reminder needed either to enjoy picturesque surrounds, morning or weekend walks, and endless adventure with the little ones, while easy access to schools keeps the morning rush stress-free, and striking distance to some of the east's most bustling shopping hubs – Firlle Plaza & Kmart, Newton Village, and Newton Central & Target – all at arm's reach maintain a lifestyle of social and shopping bliss. Features you'll love:- Hugely generous 828m<sup>2</sup> (approx.) allotment inviting limitless renovation and eventual rebuild or subdivision possibilities when you're ready (subject to council conditions)- Beautifully maintained inside and out, featuring a light-filled living room, and open and airy combined kitchen and dining- Spacious cook's zone with sweeping bench top space and bar, abundant timber cabinetry and cupboards, and views to the alfresco - 3 ample-sized bedrooms, central contemporary bathroom with separate WC, practical laundry, and ducted AC throughout- Excellent outdoor granny flat/rumpus with single bedroom, full bathroom and spacious living area including bar with bench seating – perfect for a teenage retreat or multi-generational families- Lovely outdoor entertaining area with stretching all-weather verandah and framed in established gardens- Neat and tidy backyard with plenty of space for the kids to play or family pet to roam- Long driveway with secure carport, garage and attached workshop

Location highlights:- A leisurely stroll to Stradbroke Primary, Morialta Secondary and Rostrevor College for welcome starts to your day- Just a stone's throw to the scenic Morialta Reserve for weekend walks, hikes and endless adventure with the kids- Only quick 4-minutes to Newton Village, and just 8-minutes to both the bustling hubs of Newton Central & Target, as well as Firlle Plaza & Kmart for all your shopping needs

Specifications: CT / 5664/377 Council / Campbelltown Zoning / GN Built / 1965 Land / 828m<sup>2</sup> (approx) Frontage / 17.27m Council Rates / \$2,139.35pa (approx) Emergency Services Levy / \$121.85pa (approx) SA Water / \$212.45pq (approx) Estimated rental assessment / \$580 to \$620 per week / Written rental assessment can be provided upon request

Nearby Schools / Stradbroke School, Thorndon Park P.S, East Torrens 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