

**9 Adnamira Avenue, Rostrevor, SA 5073**



**House For Sale**

Friday, 5 April 2024

9 Adnamira Avenue, Rostrevor, SA 5073

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 3**

**Area: 653 m2**

**Type: House**



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0478056770

## Auction Sun 21 APR 3:25PM

22.56m Frontage Approx / 653m2 Land Size Approx Nestled amidst the scenic allure of Rostrevor, South Australia, lies 9 Adnamira Ave, a residence that beckons with its blend of modern functionality and timeless charm. This hidden gem is a testament to thoughtful design, offering not one, but two well-equipped kitchens—one on each level—providing unparalleled convenience and versatility for discerning homeowners. Ascending the staircase to the upper level, you'll discover a spacious retreat adorned with two comfortable bedrooms, one boasting its own split system air conditioner for personalized comfort and the second bedroom has an ensuite. The addition of a separate toilet and 2nd bathroom ensures convenience for residents and guests alike, while the near-new kitchen, complete with modern appliances and ample storage, invites culinary exploration and creativity. Entertainment options abound with two inviting living areas featuring pitched ceilings and a welcoming Vulcan heater, perfect for cozy gatherings or quiet evenings in. Step outside to the large back enclosed verandah, offering a private retreat for enjoying the outdoors or hosting intimate gatherings with friends and family. Venturing downstairs, you'll find an equally enticing space boasting a second well-appointed kitchen, dining area, and bedroom or study plus another bedroom offering flexibility and convenience for various living arrangements. The addition of a versatile living area, complete with a bar, storage area, and split system air conditioner, further enhances the functionality of this level, providing ample room for relaxation and entertainment. Practicality meets convenience with the inclusion of multiple garages, including a double garage and an additional three garages with independent access, ideal for housing vehicles, tools, or recreational equipment. The property's solar 5kW system ensures sustainability and cost-effectiveness, while the abundance of TV antenna points caters to modern entertainment needs. At 9 Adnamira Ave, the joy of dual kitchens intertwines seamlessly with practicality, creating a welcoming abode where cherished memories are made. Don't miss your chance to experience the best of Rostrevor living in this versatile and inviting residence.

**Key Features:**

- **Upstairs:** (2 bedrooms, 2 living areas, 2 bathrooms, 1 kitchen & 1 laundry)
- **Laundry with built-in robe:** Convenient storage solution integrated into the laundry area.
- **Bedroom with split system air conditioner and fan:** Ensures personalized climate control and comfort.
- **Separate toilet:** Provides added convenience for residents and guests.
- **Bathroom:** Essential facilities for personal hygiene and relaxation.
- **Bedroom with built-in robe, ceiling fan, and split system air conditioner plus walk-in robe and ensuite:** Luxurious amenities and ample storage space for comfort and convenience.
- **Living area with pitched ceiling and Vulcan heater:** Architectural detail and heating provision for cozy living spaces.
- **Large back enclosed verandah:** Ideal outdoor space for relaxation or alfresco dining with privacy and shelter.
- **Large backyard:** Offers expansive outdoor space for recreation, gardening, or potential expansion.
- **Near-new kitchen with dishwasher, oven, microwave, range hood, cooktop, and pantry:** Modern amenities and ample storage for culinary enthusiasts.
- **Downstairs:** (2 Bedrooms, 1 Kitchen, 2 living, 3 garage, 1 Bathroom, 1 bar)
- **Near-new kitchen with fresh paint, tiled floors, new dishwasher, new microwave, new 900mm Puratap, pantry, and a single-piece granite benchtop:** Modern amenities and stylish design for culinary enthusiasts.
- **Dining area off the kitchen:** Convenient space for family meals or casual dining.
- **Bedroom with split system air conditioner:** Ensures personalized climate control and comfort.
- **Double garage:** Ample parking space or storage area for vehicles and belongings.
- **Another single garage with roller door separate from the double garage with its own entrance:** Additional parking or storage space with independent access.
- **Living area with bar and storage area plus split system air conditioner:** Versatile space for entertainment or relaxation, complete with storage and climate control.
- **Bedroom or study with split system air conditioner:** Flexibility for use as a bedroom or home office with personalized climate control.
- **Bathroom:** Essential amenities for personal hygiene and convenience.

**Other Features:**

- **Lots of TV antenna points:** Ensures ample connectivity for entertainment needs.
- **Solar 5kW system:** Environmentally friendly and cost-effective energy solution for reduced electricity bills.

**Property Details:** Style: Spanish Style House Size: 412m2 approx (per floorplan) Built: 1971 Block Size: 653m2 approx Frontage: 22.56m approx Zoning: General Neighbourhood Council Area: Campbelltown City Council Council Rates: \$1974.15 pa approx Water Rates: \$192.40 pq approx \*Price Guide -The property is being offered by way of public auction. No price guide will be given under the vendors' instruction, however recent sales data will be provided upon request via email and at the open inspections \*Vendors Statement: The vendor's statement may be inspected at our office for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it starts. Ray White St Peters RLA328740 Disclaimer: As much as we aimed to have all details represented within this advertisement be true and correct, it is the buyer/ purchaser's responsibility to complete the correct due diligence while viewing and purchasing the property throughout the active campaign.