

9 Hyland Terrace, Rosslyn Park, SA 5072

Pilgrim 袁

House For Sale

Saturday, 13 January 2024

9 Hyland Terrace, Rosslyn Park, SA 5072

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



Brett Pilgrim
0432401010



Prue Delaney
0415436319

Auction Wed, Jan 31st at 1PM Off-Site (USP)

This auction will be held off-site at 19 Vardon Ave, Adelaide 5000, Harcourts South Australia Head Office on January 31st. Registrations are open from 12:30PM, with auctions proceeding at 1PM. Alternatively to bid for this property online, please use the following link: <https://x5u9a.app.goo.gl/R11j>

Nestled in the picturesque surrounds of Rosslyn Park, this meticulously crafted custom-built home is an embodiment of suburban luxury and comfort. This C.2006 family abode is a testament to thoughtful design and quality finishes, harmonising seamlessly with the demands of modern living. The property boasts four generously sized bedrooms, with the master suite conveniently positioned on the main level. This private retreat is accentuated by both a walk-in robe and a built-in robe, promoting a spacious environment for comfort and organisation. The presence of ducted and zoned reverse cycle air conditioning, along with ceiling fans in all bedrooms and the family room, ensures year-round climate control for optimal living conditions. A plethora of additional features enhance the home's practicality and allure. The layout includes a well-appointed kitchen fitted with quality appliances and a dishwasher, integrating effortlessly with the open-plan living and dining areas. These spaces transition to the outdoors where an entertainer's alfresco awaits, set against the backdrop of a meticulously maintained garden, complete with a timed inground sprinkler system. Upstairs, residents will discover a second living zone offering a secluded area for relaxation or entertainment. The home is also wired for surround sound, envisaging movie nights, and memorable gatherings with immersive audio experiences. The property's conveniences extend to a ground-floor powder room, internal access to the secure double garage, and copious storage solutions, including a store room off the garage and under-stair storage. The polished floorboards throughout the home underscore the commitment to durability and aesthetic appeal. Outside, the workshop at the rear of the garden is a haven for hobbyists or an ideal spot for additional storage. Vehicle accommodation is well-considered with a secure double garage and off-street parking capable of hosting up to six cars - a feature enhanced by a gated entry that is wired for automation. The inclusion of built-in robes, air conditioning, and secure parking refine the living experience in this home, while the proximity to essential amenities underscores the desirability of its location. Another reminder of why Rosslyn Park is so cosmopolitan: just minutes from the parklands, morning coffees at Long Lost Friend, dinner or a drink at Lune restaurant, or that leave-it-to-chance stroll down The Parade. Exhibiting excellent condition with upgraded materials used throughout, this Rosslyn Park haven awaits residents who are looking for a distinguished lifestyle set within an enviable locale. More reasons to love:

- C.2006 Custom Built Home
- Zoned for Burnside P.S, Norwood International H.S, Magill School, & Norwood Morialta H.S
- Dual Car Garage
- Frontage: 9.15m
- Workshop at Rear Garden
- Local Council: City of Burnside