

9A Rita Avenue, Rostrevor, SA 5073

HARRIS

Sold House

Wednesday, 23 August 2023

9A Rita Avenue, Rostrevor, SA 5073

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 414 m2

Type: House



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\$930,000

A modern contemporary charmer from start to finish, 9A Rita Avenue showcases delightful size and space as this beautiful home spills over 165m² of internal living guaranteed to excite and entertain young couples, growing families or even downsizers keen to stay close to the kids. With a familiar 3-bedroom footprint delivering a bright and airy master bedroom with walk-in wardrobe and sparkling ensuite, generous double bedrooms with built-ins, and spacious main bathroom filled with natural light, separate shower and relaxing tub ready for long, soothing soaks – there's an inviting and refreshing energy to this light-filled property. But the real showcase is the wonderful open-plan entertaining headlined by a superbly spacious chef's kitchen with all the room for helping hands ready to socialise or scan the greater living area as you cook delicious meals for the family, host friends for vino-inspired evenings or step through wide bi-folding glass doors for incredible alfresco flow, the everyday appeal here can't be overstated. Adding to a layout that sees comfort living from cosy nights on the couch to open-house weekend get-togethers, there's a long list of thoughtful inclusions too. From ambient LED downlighting, in-built ducted vacuum as well as ducted AC for year-round comfort, ceiling fans and plenty of internal storage and built-ins to the bedrooms quickly meeting modern family needs. A north-facing, low maintenance backyard adds easy outside fun for the little ones or fur-babies, or take your pick of a swathe of nearby parks and playgrounds, not to mention a reminder to save time to enjoy weekend hikes at Morialta a stone's throw from your front door. The daily conveniences don't end there either with both private and public schools a short stroll or ride for stress-free morning commutes, along with bustling shopping precincts for all your essentials, café and delicious specialty store needs – calling this a lifestyle opportunity would be seriously underplaying it. Features you'll love: - Beautiful open-plan entertaining potential as the dining, spacious living and all-weather alfresco combine for one elegant hub - Lovely gourmet kitchen sprawling with granite bench tops, gloss tile splashback, abundant cabinetry and cupboards, as well as recently installed and gleaming stainless appliances including dishwasher - Large master bedroom featuring soft-carpets, ceiling fan, WIR and light-filled dual-vanity ensuite - 2 additional double bedrooms both with plush carpets and BIRs - Spacious main bathroom spilling with natural light, independent shower and relaxing tub, as well as separate WC and powder area for added convenience - Practical laundry, ducted vacuum system and ducted AC throughout - Charming all-weather alfresco with pitched pergola overlooking an easy-care and sunny backyard with no-mow lawns and established trees - Secure garage with auto panel lift door and neat street frontage - A short stroll to Stradbroke Primary and moments further to Morialta Secondary as well as Rostrevor College - Close to a variety of leafy parks and playgrounds including the scenic Morialta Reserve and Nature Park - Around the corner from Newton Village or a quick 6-minutes to the vibrant Newton Central for great shopping and café options Specifications:CT / 5892/681Council / CampbelltownZoning / GNBuilt / 2002Land / 414m²Frontage / 9.66mCouncil Rates / \$1,999.80pa (approx)Emergency Services Levy / \$167.90pa (approx)SA Water / \$193.93pq (approx)Estimated rental assessment: \$640 - \$670 p/w (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 CollegeDisclaimer: 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