

**16 Orbona St, Rostrevor, SA, 5073**

**HARRIS**

**House For Sale**

Wednesday, 14 August 2024

16 Orbona St, Rostrevor, SA, 5073

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Type: House**

## Updated & Re-Inspired: A Rostrevor Retreat of Lifestyle Bliss

Perched beneath the scenic Morialta Foothills in one of the most tightly held Rostrevor enclaves, this re-inspired c.1970's haven of light-spilling charm encapsulated by lofty pitched ceilings, sweeping sophistication, and touches of feature finesse amongst a seemingly never-ending 4-bed, multi-living footprint defies expectations & reignites a love for mid-century magic.

With a bag-washed, solid brick blueprint and generous footings captivating with open-plan entertaining elegance, & where banks of gallery windows frame a stunning Adelaide skyline of dreamy sunsets & treetop vistas, to say this home embraces an urban beauty would be seriously underplaying it. Headlined too by the gleaming chef's zone flush with sleek modern finish, including stone benches ready to socialise as you serve, and premium Miele appliances eager to showcase culinary triumphs as you wine & dine friends or family few original bases can boast such impressive everyday living potential.

You'll also find a freshly painted crisp white interior warmed by honey-toned floating floors, hints of retro timber panelled walls, along with a crackling combustion fireplace to heat up your winter sundowners. And that's just your main living! A tiptoe further into this understated oasis sees a spacious lounge perfect for cuddling up with the kids to the tune of weekend movie-marathons, as well as a separate studio or excellent home office/study for a residence ready to solve any WFH challenges.

Family adaptability scores high here too with a generous 4-bedroom layout, 2 of which catch incredible views across the city, while the generous master enjoys a sparkling ensuite for those all-important daily rituals. Adding plush, newly-laid carpets and an array of powerful split-systems for comfort from head-to-toe, an elevated deck alfresco overlooking a sunny backyard of lush greenery and fruit-laden trees, and a 3-car carport with direct internal access clever architectural brilliance weaves its way from start to finish, making this not only a unique address to call home, but a enviable one too!

Features you'll love:

- Stunning open-plan living, dining and designer kitchen combining for one elegant entertaining zone set to spectacular skyline views across Adelaide
- Gleaming gourmet chef's zone featuring spacious stone bench tops and breakfast bar, abundant contrast cabinetry and cupboards, dishwasher, & high-end Miele appliances, including dual wall-ovens, 2x warmer drawers, as well as a combi oven and steamer
- Beautiful pitched & rake ceilings adding an incredible sense of open airiness
- Separate lounge/rumpus inviting cosy evenings and a more intimate space to unwind and relax
- Lovely studio or home office/study
- Bright and airy master bedroom featuring plush new carpets, WIR and modern ensuite
- 3 additional ample-sized bedrooms, all with new carpeting & 2 with WIRs, as well as more picture-perfect views
- Central family bathroom, stylishly updated, separate shower & bath, as well as matte black fixtures
- Practical laundry with storage, an array of AC units and toasty combustion fireplace in main living
- Charming back timber deck, lush lawns & verdant gardens, fruiting trees and magical birdlife
- Handy garden shed for all your tools, full cellar or storage room, and 3-car carport with internal entry

Location highlights:

- Wonderful access to scenic nature trails inviting welcome weekend hikes and endless adventure with the kids
- A stone's throw to Stradbroke Primary, zoned for Morialta Secondary, as well as both Rostrevor College and Saint Ignatius offering exclusive private school options
- Around the corner from Newton Village for all your daily essentials, and a moments to the vibrant Newton Central and Firlie Plaza teeming with popular cafés and delicious specialty stores
- A quick 15-minute zip to the iconic Parade Norwood, and still under 20 to Adelaide CBD

Specifications:

CT / 5581/17

Council / Campbelltown

Zoning / HN

Built / 1973

Land / 617m2 (approx)

Frontage / 21.34m

Council Rates / \$2150.30pa

Emergency Services Levy / \$199.97pa

SA Water / \$122.80pq

Estimated rental assessment: \$700 - \$750 p/w (Written rental assessment can be provided upon request)

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

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