

19 Rosedale Ave, Morphettville, SA, 5043

Tanner

House For Sale

Friday, 30 August 2024

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Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House

Architectural living; a life of leisure on the brink of Linear Park

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Standing directly opposite a nature reserve, leisure centre and the Linear Park trail, this C2016 architectural home implores you lock up without a care in the world and explore the world at its feet, just a 5-minute drive from the metro coast.

Defined by its heavenly-high raked ceilings that frame its light-filled family room and partnering pavilion, this immaculate 3-bedroom home scoffs at the ordinary and embraces a breezy lifestyle on its easy-care slice of arguably Morphettville's quietest pocket.

Whether it's the resort-style ensuited main bedroom; the way bedrooms 2 and 3 find sanctuary in their own wing; or the open-plan kitchen's stone benchtops, quality appliances and butler's pantry; there are plenty of reasons to stay at home.

Meanwhile, the Marion Outdoor Pool, Westfield Marion, the Oaklands Wetland Reserve, a range of parks and that car-free trail to the coast and city make it hard to stay at home at all. Just lock up and love every minute of it.

More to love:

- ☑ Architecturally designed, completed C2016
- ☑ Ideally placed opposite nature reserve
- ☑ Ultra quiet
- ☑ Full of natural light and deceptively spacious
- ☑ Double garage with remote Panelift entry, plus additional off-street parking
- ☑ Walk-in robe and fully tiled ensuite to main bedroom
- ☑ Ducted temperature control
- ☑ Expansive breakfast bar, 900mm gas cooktop, dishwasher and butler's pantry/separate laundry
- ☑ Storage galore
- ☑ Manicured, low-maintenance gardens with auto watering system
- ☑ Moments from public transport and a range of supermarkets
- ☑ Close to several quality schools/colleges

Specifications:

CT / 6173/395

Council / Marion

Zoning / GN

Built / 2016

Land / 411m2 (approx)

Frontage / 17m

Council Rates / \$2,276.06pa

Emergency Services Levy / \$180.00pa

SA Water / \$206.21pq

Estimated rental assessment / \$700 to \$750 per week / Written rental assessment can be provided upon request

Nearby Schools / Ascot Park P.S, Warradale P.S, Marion P.S, Hamilton Secondary College, Springbank Secondary College.

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