

2 Rosslyn Street, Glengowrie, SA 5044

HARRIS

House For Sale

Sunday, 23 June 2024

2 Rosslyn Street, Glengowrie, SA 5044

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 350 m2

Type: House



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\$1.1m

With the coveted metro coast in well and truly in its sights, 2 Rosslyn Street delivers the perfect trifecta of style, comfort, and security across a footprint that far exceeds its easy-care 350sqm allotment. Optimised for light-filled, connected living, the floorplan unites front formal lounge with expansive family area, concertina doors linking to alfresco entertaining area. Canopied by soaring ceilings, wrapped with a crisp contemporary palette, and lined with polished concrete floors, gallery-luxe calibre provides an enviable canvas for whichever design movement defines your aesthetic. That flow continues across intuitive kitchen, vast sloping breakfast bar and server window to outdoors establishing an epicentre for everything from the morning rush to extended-family celebrations. Rich timber cabinetry, matte black hardware, stone benchtops, and mirrored glass splashback deliver no shortage of calibre, while 900mm Technika stainless steel cooker offers substance to match, ready to make even the most complex recipe a total breeze. Boasting extensive walk-in robe and hotel-style ensuite, an enviable main bedroom suite steps out to its own private yard. Western orientation ensures you can wind down as the skyline does, integrated lighting extending magic hour on demand, and bench seating, lawns, and established gardens creating your own botanical retreat. Two additional bedrooms are tucked away for maximum privacy and flexibility, while a family bathroom showcases subway tiling, semi-frameless shower and deep oval bath, set to bring luxury to everyday routines. An oversized double garage completes the equation, while lush lawns, hedging, and low-maintenance garden beds envelope the allotment in privacy, security screens and secure fencing guaranteeing both lock-up-and-leave versatility and total peace of mind. Stanley Street Reserve is a natural extension of your front yard, with a short walk or drive west whisking you to the café culture of The Broadway, or the esplanade for endless hours exploring the coastline in either direction. Glenelg's Jetty Road and Westfield Marion are only minutes away via car for a smorgasbord of eateries, retail shopping, gyms and cinemas. Nearby Glenelg Primary School, Hamilton Secondary College, and Brighton High for an easy school run, while it's only 20 minutes to the CBD. It's nothing but the good life on Rosslyn. More to love:

- 6.6kw solar panel system with Tesla battery
- Oversized double garage with rear roller door and internal pedestrian access
- Additional off-street parking
- Separate laundry with exterior access
- Daikin ducted reverse cycle air-conditioning throughout
- Utility courtyard with rainwater tank
- Polished concrete floors and low pile carpets
- Exposed aggregate paving to outdoor areas
- Ceiling fans
- LED downlighting
- Rinnai gas instantaneous hot water service
- High ceilings
- Picture rails to front lounge
- Security system provisions and camera to rear
- App-controlled, automatic irrigation system to front and rear yards
- Phantom retractable fly screens to kitchen window and concertina doors

Specifications: CT / 5907/831 Council / Marion Zoning / GNBuilt / 2003 Land / 350m² (approx) Frontage / 21.28m Council Rates / \$2,143.73pa Emergency Services Levy / \$172.45pa Estimated rental assessment: \$850 - \$930 p/w (Written rental assessment can be provided upon request) Nearby Schools / Glenelg P.S, Warradale P.S, Ascot Park P.S, Hamilton Secondary College, Springbank Secondary College Disclaimer: 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 | 22640