

# 2 Swan Avenue, Rostrevor, SA 5073



## House For Sale

Thursday, 11 July 2024

2 Swan Avenue, Rostrevor, SA 5073

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Area: 846 m2**

**Type: House**



Jessica Chen

## Auction Sunday 28/07 1:30PM Unless Sold Prior

Move in or build your dream House- DA & Land Division Approved Situated on a quiet, tree-lined street in the coveted east, this location offers proximity to the stunning Morialta Conservation Park. You'll have the opportunity to enjoy peaceful weekend strolls among waterfalls and the Fourth Creek walking trails, soaking in the beauty of the Adelaide foothills. Property Futures:- Well maintained solid brick home on generous 846m<sup>2</sup> allotment- Spacious formal lounge/dining room- Alby Turner kitchen with modern appliances- Spacious open plan family/meals- 4 bedrooms, all of good proportion- Built-ins to bedrooms 2 & 3- Master bedroom with built-in robe, ensuite bathroom and walk in robe- Bright main bathroom with bath- Generous gabled pergola overlooking lush rear yard- Carport space for 4 vehicles- Double garage/workshop- Extensive garden shedding It's rare to find such a perfectly positioned and approved big block 846 meter paired 19.35 meters frontage of land with the liveable 4 bedroom 2 bathroom brick house. DA & Land Division Approved That sounds exciting! It sounds like you've got the green light to build your dream House in the prime suburb of Rostrevor. Rarely would such a symmetrical block of land with DA & Land Division Approved: Lot 701 - Land Size: 72453sqm with 10.35 meters frontage - Building area: 72391.5sqm with 5 bedrooms 4 bathrooms 5 toilets (3 master bedrooms) one master bedroom down stair the other 2 master bedrooms up stairs - BBQ outdoor entertainment area - Option for swimming pool Lot 702 - Land size: 7393 sqm with 9 meter frontage - Building size 7363 sqm with 5 bedrooms 4 bathrooms 5 toilets (3 master bedrooms) one master bedroom down stair the other 2 master bedrooms up stairs - Huge BBQ outdoor entertainment area with Alfresco What's next on your exciting journey? Option 1: Move in straight away. There are 4 bedroom and 2 bathroom with big back yard. Plenty space for the family members. After that when you are ready. You can build the brand new houses. Option 2: Development project Ready to go! Save your time. Option 3: Build your dream house straight away enjoy the natural life with the amazing Luxury new house. We look forward to discussing this opportunity with you. Rental Appraisal: \$650 per week Property Details: Council | Campbelltown Zone | R - Residential 4 Land | 846 msqm (Approx.) House | 366 sqm (Approx.) Built | 1974 Council Rates | \$2,263.7 pa Water | \$191.60 pq ESL | \$187.55 pa 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.