

20 Gulfview Drive, Rostrevor, SA 5073

**NOAKES
NICKOLAS**

House For Sale

Sunday, 23 June 2024

20 Gulfview Drive, Rostrevor, SA 5073

Bedrooms: 4

Bathrooms: 2

Parkings: 1

Area: 266 m2

Type: House



Matthew Anand
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Lachlan Edwards
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Best Offers By 8/7 (USP)

*NO STAMP DUTY & FHOG (UNCAPPED) AVAILABLE FOR FIRST HOME BUYERS(Subject to Eligibility Criteria)Best Offers By Monday 8th of July at 1pm (Unless Sold Prior).Completed just moments ago in 2024, this brand new Torrens titled four-bedroom home offers you a contemporary blank canvas for your next chapter of living in the blue chip suburban streets of Rostrevor.Rising over Gulfview Drive, enjoy a sense of elevation over the street and a direct path to the private Launers Reserve just across the drive.A sleek white and charcoal facade of hebel, glass and timber makes a fabulous first impression, while entering the home between its 3m ceilings and chic timber laminate floors will keep you nodding.Two bedrooms flank the entry. To your left, the optional fourth bedroom or home office enjoys street views, while to your right, the carpeted main bedroom suite includes a walk-in robe with stylish joinery, and a luxurious fully-tiled ensuite with a large shower.Down the hall are two more carpeted bedrooms each fitted with built-in robes and flanking the stylish main bathroom, also tiled floor to ceiling in calming grey, and featuring a large freestanding bathtub for prime winter relaxation.Your open plan living space is central to the floorplan and enjoys wonderful all day natural light thanks to a westerly orientation and north-facing windows, with lots of room to configure your dining and lounge space your way.The kitchen doesn't skimp on the finer details, with a curved, stone-topped island bar, impressive two-tone cabinetry, stainless steel appliances including a 900mm gas cooktop, oven and dishwasher, a feature tiled splashback, and a Butler's pantry behind the scenes.To the rear, a pergola rises over exposed aggregate paving and provides a private, low-fuss space to relax and entertain outdoors, with enough synthetic lawn for the pets.Completed to a high standard with your comfort and pleasure in mind, this wonderful four-bedroom residence will please the modern family, professional, empty nester, savvy investor and so many more in Rostrevor.Easy everyday shopping is yours between Newton Village and Newton Central, including Coles and Woolworths, pick up your morning coffee at Shamora, spend weekends exploring Black Hill and Morialta conservation parks, and enjoy a breezy life in the leafy suburbs from Gulfview Drive.More to love:- Reverse cycle ducted A/C throughout- Secure garage with auto panel lift door and further off-street parking on exposed aggregate driveway- Instant gas hot water system- Low maintenance landscaping plus rainwater tank- Zoned to Morialta Secondary College and Stradbroke School, close to Rostrevor - College and within the catchment area for Thorndon Park Kindergarten- Moments to public transport along Montacute and Stradbroke roads - Just over 6km to Westfield TTP and 8.6km to the Adelaide CBDLand Size: 266sqmFrontage: 13.12mYear Built: 2024Title: Torrens TitleCouncil: City ofCampbelltownCouncil Rates: TBASA Water: TBAES Levy: TBADisclaimer: 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. If this property is to be sold via auction the Vendors Statement may be inspected at Level 1, 67 Anzac Highway, Ashford for 3 consecutive business days and at the property for 30 minutes prior to the auction commencing. RLA 315571.