

215A St Bernards Road, Rostrevor, SA 5073



House For Sale

Tuesday, 25 June 2024

215A St Bernards Road, Rostrevor, SA 5073

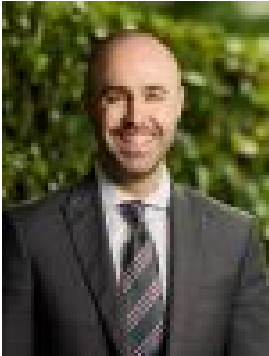
Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 470 m2

Type: House



Nick Borrelli
0861871302



Andrew Mayne
0434973204

Auction On-Site Saturday 20th July 3PM (USP)

Welcome to 215a St Bernards Road, Rostrevor, a charming and versatile home that offers 4 bedrooms or 3 bedrooms with a study, 2 bathrooms, and a 2-car garage. The open-plan kitchen, dining, and living area is flooded with natural light, thanks to the numerous windows throughout. The kitchen features a breakfast bar, dishwasher, ample cabinetry, and a stylish tiled splashback. The dining area is highlighted by a lovely bay window, and the living area boasts sliding doors that open to the backyard, creating a seamless indoor-outdoor flow. The master bedroom, carpeted for comfort, includes a ceiling fan, a walk-in robe, and an ensuite. Bedrooms 2 and 3, also carpeted, come with built-in robes, while the fourth bedroom can easily be converted into a study if needed. The spacious main bathroom is equipped with a large shower, bathtub, vanity, and floor-to-ceiling tiles, providing a luxurious experience. The laundry offers ample storage and direct access to the backyard. Outside, the property features a stunning outdoor area with a large verandah, perfect for entertaining. The manicured gardens are adorned with fruit trees and include a garden shed for additional storage. The secure front yard is equipped with an electric sliding front gate, and a double garage with an auto-lift panel door for added convenience, as well as ample off-street parking. Additionally, the home is fitted with solar panels, enhancing energy efficiency and reducing utility costs. The location is ideal for families, with Norwood Avenue playground and Fourth Creek Reserve just around the corner, offering excellent recreational options. For your shopping needs, Centro Newton Shopping Centre and St Bernards Fruit & Veg are just down the road, along with specialty shops and public transport. The property falls within the zoning area for Stradbroke School and Norwood International High for primary and secondary education, respectively. Other quality schools in the vicinity include Morialta Secondary College, Paradise Primary, Athelstone Primary, St Francis of Assisi Primary, Thorndon Park Primary, Rostrevor College, and Charles Campbell College. For outdoor enthusiasts, there are numerous parks and reserves nearby, including the renowned Morialta Conservation Park and Thorndon Park Reserve, both offering walking trails, playgrounds, and picnic areas for weekend recreation and exercise. This home truly offers a perfect blend of comfort, convenience, and community.

Auction Pricing - In a campaign of this nature, our clients have opted to not state a price guide to the public. To assist you, please reach out to receive the latest sales data or attend our next inspection where this will be readily available. During this campaign, we are unable to supply a guide or influence the market in terms of price.

Vendors Statement: The vendor's statement may be inspected at our office for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it starts.

RLA 322799 Disclaimer: As much as we aimed to have all details represented within this advertisement be true and correct, it is the buyer/ purchaser's responsibility to complete the correct due diligence while viewing and purchasing the property throughout the active campaign.

Property Details: Council | CAMPBELLTOWN Zone | GN - General Neighbourhood Land | 470sqm (Approx.) House | 267sqm (Approx.) Built | 2005 Council Rates | \$TBC pa Water | \$TBC pq ESL | \$TBC pa