

**21A Greenknoll Avenue, Rostrevor, SA, 5073**

**HARRIS**

**House For Sale**

Saturday, 10 August 2024

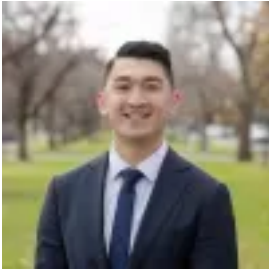
21A Greenknoll Avenue, Rostrevor, SA, 5073

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**



Clinton Nguyen

## High-Spec, High Standard Stunner Flawlessly Finished

Swooning with flawless style and enviable elegance, 21A Greenknoll Avenue this newly built residence by Sweedy Homes is a breathtaking suburban oasis of hi-spec designer feature and finish sets an impressive standard of modern living that oozes from head to toe in stunning lifestyle finesse.

Taking a familiar 3-bed, 2-living footprint yet elevating it with luxurious selections, this gleaming family home delivers the ultimate in everyday entertaining. Prioritising a restful slumber too, heads of the household will savour supreme privacy with a master retreat at entry, decked with gallery windows and striking feature wall, ultra-luxe ensuite and generous walk-in wardrobe, while thoughtful design cushions this sleeping quarter with a cosy lounge drenched in natural light and the perfect place to curl up with the latest bestseller or add an inspiring home office suite to suit your WFH situation.

With 2 more beautiful bedrooms complemented by convenient access to the gleaming family bathroom cascading in stone-wash tiles and another heading-turning feature wall, sumptuous free-standing bath, and separate WC and powder this home has been carefully curated to make family living an effortless affair.

Free-flowing and deceptively spacious, the true drawcard of this highly refined haven is certainly the light-spilling open-plan social hub, where the dining, living and stone-wrapped designer kitchen combine for one incredible zone ready to wine and dine friends to no end. Ready to handle the morning rush as much as all your mid-week culinary triumphs, enjoy a sweeping breakfast bar glowing beneath sleek pendant lighting, banks of contrast cabinetry including walk-in pantry, while recessed bulkheads, square-set ceilings and windows, gorgeous entertainment unit, and easy alfresco flow overlooking sunbathed north-facing lawns invoke all the ingredients for fun-filled family living with low-upkeep scale.

Nestled below the scenic Black Hill and Morialta Conservation Parks, as well as surrounded by a raft of leafy parks, playgrounds and reserves, plus exclusive public and private schools right at your fingertips, this blue-ribbon address capturing the close-knit community essence that makes Rostrevor so sought-after promises the brightest of beginnings on the most beautiful of stages.

Features you'll love:

- Stunning new build flowing over a multi-living footprint with modern square-set ceilings and windows, and eye-catching feature walls
- Beautifully light-filled open-plan entertaining headlined by the sparkling kitchen flush with stone bench tops and breakfast bar, pendant lighting, sleek contrast cabinetry and WIP, as well as gleaming stainless appliances and integrated dishwasher
- Dual corner glass sliders letting you completely open up this social hub to the outdoor alfresco and sunny backyard beyond with neat lush lawn and high private fencing
- Second light-filled lounge with adjoining courtyard adding lovely entertaining options, a cosy day time relaxer, as well as open-air study/home office option
- Superb master bedroom featuring tall gallery windows, WIR and luxe ensuite with head-to-toe tiling
- Powerful ducted AC throughout for year-round comfort
- Secure garage with auto panel lift door, aggregate concrete driveway and designer street frontage

Location highlights:

- A leisurely stroll to local parks and playgrounds, as well as Black Hill and Morialta Conservation Park encouraging an active, outdoors lifestyle
- Around the corner from Newton Village for all your daily essentials, and just 5-minutes to the vibrant Newton Central & Target dishing up more great shopping options, as well as a long-list of popular cafés and delicious specialty stores
- Great access to public transport options
- A stone's throw to Thorndon Park Primary, as well as Morialta Secondary, Saint Ignatius and Rostrevor College for fantastic schooling options

Specifications:

CT / 6251/823

Council / Campbelltown

Zoning / GN

Built / 2022

Land / 373m2 (approx)

Frontage / 8.99m

Council Rates / \$2225.30pa

Emergency Services Levy / \$173.95pa

SA Water / \$240.46pq

Estimated rental assessment: \$750 - \$780 p/w (Written rental assessment can be provided upon request)

Nearby Schools / Stradbroke School, Thorndon Park P.S, Athelstone School, East Torrens P.S, Paradise P.S, Morialta Secondary College

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