

340 Montacute Road, Rostrevor, SA, 5073



House For Sale

Thursday, 17 October 2024

340 Montacute Road, Rostrevor, SA, 5073

Bedrooms: 5

Bathrooms: 3

Parkings: 3

Type: House



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Enchanting Property Nestled at the Footstep of Majestic Hills 340 Montacute Road Rostrevor

Welcome to the description of the charming old home nestled at the footstep of the hills! This timeless residence, steeped in history and natural beauty, offers a unique opportunity for those seeking a tranquil and picturesque living environment.

With up to 5 bedrooms dotted throughout its vast footprint, 2 offer alternate master suite options with adjoining ensuites, the largest edging the sunroom is sized for versatility as a study or guest wing.

Bring your inspiration, design flair, your architect, or discuss your potential subdivision plans with Council – it's all opportunity from here.

And all Rostrevor offers is gold: meaning an on-foot dash to bus routes, momentary reach to local parks and the Black Hill Conservation Park trails, Morialta's prized new Play Space, St. Ignatius College, Newton Village, and endless gourmet fare from here to The Parade.

Seize the potential...

It's a huge opportunity:

- A level 711m² (approx.) allotment with a north-south aspect
- Valuable 19.81m frontage
- Potential to rebuild, renovate or subdivide (STPC)
- c1970s Spanish style 5-bedroom home
- Secure carport with roller door
- Detached 5.4m x 5.6m (approx.) iron garage
- Expansive rear verandah
- Open plan original kitchen with gas cooktop & wall oven
- 2 alternate master bedrooms with ensuites
- Separate dining/rumpus room with bar
- Zoning to Stradbroke School & Charles Campbell College
- And so much more...

Specifications:

CT / 5379/288

Council / City of Campbelltown

Zoning / General Neighbourhood

Built / 1974

Land / 711m²

Council Rates / \$1,747pa

Emergency Services Levy / \$149pa

SA Water / \$194pq

Currently Rented at \$ 650 per week

RLA 300 185

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