

39 Moules Road, Rostrevor, SA 5073

HARRIS

House For Sale

Wednesday, 26 June 2024

39 Moules Road, Rostrevor, SA 5073

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 546 m2

Type: House



Scott Moon
0882023500



Troy Law
0882023500

\$949k

Best Offers by 1pm Tuesday 9th July (unless sold prior)Spanning over a spacious 546sqm parcel, this contemporary residence had substantial renovations completed at the end of 2019 and offers a comfortable and flexible footprint to immerse yourself in the magic of foothills suburbia.From the sandstone façade and gabled front porch, the property evokes a sense of character with a modern twist, continuing through to an open plan living zone that creates generous space and an effortless flow between floating floors and soft sheer curtains.The dining zone provides a convenient connection to the kitchen, where you'll find quality stainless-steel appliances and sleek stone benchtops to help you whip up nightly meals with ease.Four bedrooms provide a restful wing to the right of the home – inclusive of a versatile rear sunroom that presents as the perfect second living or home office – whilst the master enjoys a beautiful bay window, walk-in robe and modern floor-to-ceiling tiled ensuite with separate bathtub.Built-in robes feature in bedrooms two and three, serviced by a second bathroom connected to the laundry.Making the most of its favourable north-facing orientation, a vast pitched pergola will impress those with a passion for entertaining, surrounded by an immaculately maintained patch of lawn and low-maintenance garden beds.All about lifestyle, the location offers endless options for outdoor recreation by resting on the boundary of Morialta Conservation Park and its Nature Playground, whilst the weekday city hustle and blooming vines of the Adelaide Hills wine region are just a short Sunday drive away.Nestled in between Rostrevor College and zoned Morialta Secondary College, plus just a short drive from Stradbroke School, Saint Ignatius' and Pembroke - elite schooling makes Moules Road a family-worthy destination deserving of your forever...Even more to love:- Flexible family-worthy footprint- Secure double garage with rear roller doors- Ample built-in storage throughout- Ducted R/C air conditioning - Roller shutters- Garden shed- Bus stop on your doorstep- 5-minutes to the O-Bahn busway- 20-minutes to the CBD- Easy access to shopping amenities of Newton Village, Newton Central & Firle PlazaSpecifications:CT / 5320/385Council / CampbelltownZoning / GNBuilt / 1995Land / 546m2 (approx)Frontage / 18.2mCouncil Rates / \$1999.80paEmergency Services Levy / \$167.90paSA Water / \$250.00pqEstimated rental assessment / Written rental assessment can be provided upon requestNearby Schools / Stradbroke School, Thorndon Park P.S, Morialta Secondary CollegeDisclaimer: 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. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 226409