

5C Ayr Street, Rosslyn Park, SA, 5072

Tanner

House For Sale

Saturday, 5 October 2024

5C Ayr Street, Rosslyn Park, SA, 5072

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House

Relish Rosslyn Park from a timeless home that doesn't stop delivering...

Stretching from picture-perfect frontage to north-facing rear, wrapped with lush gardens, and thoroughly at home in Rosslyn Park's leafy heart, 5c Ayr Street is the ultimate base for any lifestyle.

Radiating a street appeal more than worthy of its prestige address, a Tuscan-style façade fronts a versatile layout that expands far beyond first impressions. French doors and picture windows line an extensive formal lounge and open plan living area, providing an abundance of space to spread out and endless scope to configure exactly as you like simultaneously.

Uniting all zones, an intuitive kitchen layers granite benchtops over a full suite of stainless-steel Westinghouse appliances, island bench ensuring easy meal service and smooth flow.

An expansive main bedroom is expertly serviced by high-end ensuite, ultra-wide stone topped vanity, bathtub, and corner shower ready to bring serenity to everyday rituals. Two additional bedrooms are tucked privately in their own wing, with family bathroom cleverly designed to double as ensuite on demand.

Seamlessly extending the footprint alfresco and soaking up northern orientation, a vast Vergola instantly secures its place as your entertaining epicentre for morning coffee, Christmas lunch, and every moment in between. Overlooking lawn and curated garden beds, the rear yard completes the equation with a botanical sanctuary sure to please green thumbs and furry family members alike without requiring all your downtime.

W H Holmes and Kensington Gardens reserves are natural extensions of your front yard, tennis courts ready for you to start perfecting your backhand, while walking proximity to Magill Estate cellar door ensures you're first in line for a new vintage. Wattle Park Shopping Centre, Erindale Shopping Centre, Burnside Village, and Norwood Parade are all on hand, while the newly refurbished Norwood International High School, Magill Primary School, UniSA Magill Campus, and an abundance of private schooling choices are all in easy reach for a simple school run. Only 15 minutes to the Adelaide CBD, or harness regular public transport from The Parade for a streamlined commute.

Everything that defines eastern suburbs elegance distilled into an effortless home. You'll never look back.

More to love:

- ☑ 10 panel solar system
- ☑ Double garage with auto panel lift door, plus interior and rear pedestrian doors
- ☑ Secure intercom gated entry
- ☑ Daikin ducted reverse cycle air conditioning throughout
- ☑ Separate laundry with exterior access
- ☑ Bosch gas hot water service with internal temperature control panels
- ☑ Irrigation system
- ☑ Soaring 3m ceilings
- ☑ Oversized front door with feature glass
- ☑ Plantation shutters
- ☑ Tiled floors and plush carpets
- ☑ Security system provisions
- ☑ Ceiling fans
- ☑ NBN ready
- ☑ External blinds
- ☑ Extensive storage throughout
- ☑ Skylight to second bedroom

Specifications:

CT / 5681/942

Council / Burnside

Zoning / SN

Land / 358m2 (approx)

Council Rates / \$1977 pa

Community Rates / \$pq

Community Manager /

Emergency Services Levy / \$209.25 pa

SA Water / \$249.65 pq

Estimated rental assessment / \$650 - \$695 per week / Written rental assessment can be provided upon request

Nearby Schools / Magill School, Burnside P.S, Norwood International H.S

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