

**7A Grantley Avenue, Rostrevor, SA 5073**

**Raine&Horne.**

**House For Sale**

Tuesday, 25 June 2024

7A Grantley Avenue, Rostrevor, SA 5073

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Area: 566 m2**

**Type: House**



Soe Wang  
0410411090



James Trimble  
0478999597

## Auction On Site Saturday 20th July 2PM

Located in the SW corner of the highly desirable suburb of Rostrevor, welcome to 7a Grantley Avenue - a family home that you don't want to miss. With easy access to the CBD or the Adelaide Hills, Rostrevor has become such an important suburb for house buyers and this property is one that they will be looking at with a keen eye. Built in 2017 on a 566sqm block 7a Grantley Avenue is presented beautifully, making you feel at home as you enter your private double driveway behind your gates before parking in a good sized double garage. To the front you'll find a peaceful reception room retreat, four good sized double bedrooms including a master bedroom with an en-suite and a very large walk in wardrobe, a family bathroom featuring a modern sleek white fittings. As you make your way down the hallway you'll be met by a bright and spacious open plan second reception room with stone top kitchen benches and stainless steel appliances. Hidden away from the main room are both the laundry and the all important kitchen pantry rooms. When the warm days attract you outdoors, throw open the patio doors to the rear of the open plan kitchen reception room and enjoy a low maintenance but large garden with retaining walls and a patio - perfect for those family barbeques or for the kids to run about. With all family homes education is important and this property is zoned for Stradbroke Primary School and directly over the road is Morialta Secondary College, with private school options such as the prestigious Rostrevor College and St Ignatius College only a short drive away too. Of course it's also about location and living at Grantley Avenue, Rostrevor presents easy access to the CBD for work by car or bus stops that are found within walking distance of the house, the Adelaide Hills and the world famous Winery's are a short drive up Norton Summit or Montacute Hill. Closer to home the Morialta Falls walking trails and park are hugely popular places to entertain and build up a sweat. To the south you have Magill Road which has an abundance of shops, bars and restaurants that can you entertained whether it's that glass of wine or all important morning coffee. • Four Bedrooms • Two bathrooms • Large Garden • Double Garage • Solar Panels • Zoned for Stradbroke Primary School • Zoned for Morialta Secondary College - Within walking distance • Convenient access to shopping at Newton Village, Newton Central, and Firle Plaza. Specifications: CT/ 6168/139 Council / City of Campbelltown Zoning / GN Built / 2017 Land size / 566sqm Building size / 227sqm Estimated rental assessment / \$750 - \$800 per week Don't miss out on this opportunity to make the excellent property your new family home. We will be taking this property to Auction on 20 July 2024 at 2pm with midweek and weekend opens scheduled to show the property in all it's glory. The Vendor's Statement (Form 1) will be available for perusal by members of the public at the office of the agent at Raine & Horne Unley, 4/215-217 Unley Road, Malvern for at least 3 consecutive business days immediately preceding the auction and at the place at which the auction is to be conducted for at least 30 minutes immediately before the auction. \*Disclaimer: Neither the Agent nor the Vendor accept any liability for any error or omission in this advertisement. Any prospective purchaser should not rely solely on 3rd party information providers to confirm the details of this property or land and are advised to enquire directly with the agent in order to review the certificate of title and local government details provided with the Form 1.