

# Lot 501, 17 Chapman Street, Rostrevor, SA 5073

## Residential Land For Sale

Thursday, 1 February 2024

Lot 501, 17 Chapman Street, Rostrevor, SA 5073

Area: 345 m2

Type: Residential Land



Alexander Parzis  
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## B.O.D | 28th Feb

Best offer due: Wednesday 28th of February 2024 @ 2:00pm Please contact agent to discuss the price guide. Finally! You have found the one, the land that you have scouted the suburbs for to build your dream upon is here. Positioned perfectly upon a quiet, tree lined Street in the enviable east, this opportunity won't last long. Rarely would such a symmetrical block of approximately 345sqm paired with a 10.98m frontage that would suit a single storey with a double car garage or a double storey (Subject to planning consent). Take peace of mind in knowing that the hard work of clearing the block has already been done for you by the current owners which now exudes a blank canvas that awaits your grand plans for 2024 within the prime suburb of Rostrevor. Chapman Street provides longevity for many years to come in setting yourself up with either a smart investment opportunity to add to your growing property portfolio now or invest in the vision of the forever newfound address where you can enjoy the perks of living in the beautiful Adelaide foothills. Families will appreciate zoning to International Baccalaureate schooling such as Stradbroke Primary School along with a variety of popular secondary schooling selections in excellent proximity such as Rostrevor College and Morialta Secondary College just to name a few. We love that you are walking distance to the gorgeous Morialta Conservation Park where you can peacefully stroll amongst waterfalls and the Fourth Creek walking trails on your weekends or you may choose to walk in the other direction to explore Gurners Reserve that houses a beautiful outdoor playground for children, grassed areas for picnics and oversized, "Enid Blyton like" climbing trees where children will let their imaginations run wild which is only 100m away from where your new home will be. The current owners love the tightly held nature of the Street where you rarely see any homes offered to the market due to the connective feel and friendliness of the neighbours who appreciate being a part of such a beautiful community. Most of the familiar faces in the Street have been lovingly living in the Street for 20+ years. Shopping amenities such as Newton Shopping Village, the recent addition of Baretto Cafe on Forest Avenue for your morning coffee, St Bernard's fruit and veg along with a magnitude of dentists and local doctors are all easily accessible without any fuss completing that low maintenance lifestyle that you are looking for. Put this on your want list now, drive past, envision the dream and make it happen! We look forward to discussing this opportunity with you.