

3 Spring Gully Road, Rostrevor, SA 5073

HARRIS

Residential Land For Sale

Wednesday, 3 July 2024

3 Spring Gully Road, Rostrevor, SA 5073

Area: 975 m2

Type: Residential Land



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\$850k

Perched along one of the most iconic Rostrevor roads and nestled amongst leafy gums teeming with birdlife, 3 Spring Gully offers a rare opportunity to claim a superb 975sqm parcel ready and waiting for bright new beginnings. An exclusive pocket within this already blue-ribbon locale, this gently elevating block invites a future of unsurpassed serenity and whisper-quiet tranquillity as it captures a backdrop of scenic Adelaide Foothills and meandering nature trails right outside your door. Such a discreet address hidden amongst trickling creeks and large block family homes, you'd be mistaken for thinking you're anything but far from daily conveniences. A skip and jump to Stradbroke Primary, Morialta Secondary and Rostrevor College, a quick zip to Newton Village for all your daily essentials, and still under 10-minutes to the bustling shopping hubs of Newton Central and Firlie Plaza creates cosmopolitan ease and effortless lifestyle potential for the whole family. With the site already levelled, you can move straight to the exciting architectural plans and design stage, and with a favourable 29m frontage on a 947sqm parcel – the scope and scale to explore breathtaking floorplans and stunning Foothills escapes is limited only by your imagination and ambition (STCC). Features you'll love:- Exclusive address along Spring Gully Road surrounded by picturesque gums and native wildlife- Set on a sweeping 975sqm (approx.) parcel with a 29m (approx.) frontage inviting incredible architectural design potential (subject to council conditions)- Allotment already cleared and levelled, ready for construction to begin- Nestled in an exclusive and tightly held pocket with a tight-knit community and neighbourly atmosphere Location highlights:- A leisure stroll to rejuvenating nature and hiking trails encouraging an active, outdoors lifestyle- Beautifully positioned below Adelaide's iconic Foothills- Close to Stradbroke Primary, Morialta Secondary, as well as Rostrevor and Saint Ignatius' College- Around the corner from Newton Village for all your daily shopping needs- A quick 7-minutes to the vibrant Newton Central & Target and its raft of cafés and specialty stores- Only 10-minutes to Firlie Plaza & Kmart, 15 to the bustling Parade Norwood, and under 20 to Adelaide CBD Specifications: CT / 5322/771 Council / Adelaide Hills Zoning / HNLand / 975m2 (approx) Frontage / 29m Council Rates / \$2,420.00pa Emergency Services Levy / \$199.90pa SA Water / \$178.58pq Estimated rental assessment / Written rental assessment can be provided upon request Nearby Schools / Stradbroke School, Thorndon Park P.S, East Torrens P.S, Athelstone School, Paradise P.S, Morialta Secondary College Disclaimer: 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