



5D Ayr Street, Rosslyn Park

## Single Level Low Maintenance with High Liveability

Auction Location: onsite

Positioned within a tightly held, self-managed group of just four, this well-considered residence offers an exceptional downsizing opportunity in one of Rosslyn Park's most desirable, tree-lined streets directly opposite the open green space, W H Holmes Reserve and Tennis Courts.

Single-level and designed for ease, the home opens with a formal lounge at the front, providing a welcoming entry with parquet flooring. A central courtyard is accessed through double doors from the lounge. Further through, the spacious dining area is complemented by a well-appointed kitchen, complete with more than enough storage and functionality, especially with the granite island. French doors separate the casual area from the formal entry and lounge, with additional storage or bar facility at the entry.

The sleeping accommodation has been well thought through. The spacious master at the front of the home provides views over the front courtyard and greenery. The ensuite features dual vanity and stone benchtops. Beds two and three are separated in their own section of

3  2  2 

### AUCTION

Sat 16th May @ 12:00PM

### VIEW

Sat 2nd May @ 11:30AM - 12:00PM

### AGENTS

Nick Ploubidis  
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nploubidis@ljhkensingtonunley.com.au

### AGENCY

LJ Hooker Kensington | Unley  
(08) 8431 6088

All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



the house and are serviced by an adjacent main bathroom.

Outdoors, low-maintenance courtyards deliver the ideal balance of space and simplicity. Paved front and rear courtyards and the Vergola to the rear creates a private setting for year-round enjoyment without the upkeep typically associated with larger homes.

A standout feature is the secure, double side-by-side garage. Positioned beyond community gates and further secured with an electric roller door.

Offering independence, privacy, security and a premium eastern suburbs address, this is a home that allows you to scale back without compromise where lifestyle, location and practicality align.

Zoned for Magill and Burnside Primary, Norwood International High School.

AUCTION: Saturday 16 May at 12pm, onsite.

(\$1,400,000)

CT: Volume 5681 Folio 941  
Council: City of Burnside  
Council Rates: \$2,276.85 per annum (approx.)  
Water Rates: \$274.05 per quarter (approx.)  
Land Size: 402 square metres (approx.)  
Year Built: 2000 (approx.)

To register interest, copy and paste the below link into your browser:

<https://prop.ps//614zbCavu29B>

The Vendor's Statement (Form 1) will be available for perusal by members of the public:-

(A) at the office of the agent for at least 3 consecutive business days immediately preceding the auction; and  
(B) at the place at which the auction is to be conducted for at least 30 minutes immediately before the auction commences.

RLA 275279

## MORE DETAILS

Property ID	61QAFDJ
Property Type	House
House Size	240 m2
Land Area	402 m2
Including	Ensuite Air Conditioning Courtyard Dishwasher Built-in-Robes

**Nick Ploubidis 0423 840 514**

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Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.

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