

## Rostrevor, 41 Maud Street

Once in a Lifetime Opportunity - 3 Units, 1 Title + Corner Allotment

A treasured block of 3 units on 1 title, retained in the same family since they were thoughtfully constructed.

Situated in Adelaide's lush Eastern Suburbs. Strike on this opportunity, with all units currently rented - opportunities like this are truly once in a lifetime!

All three units feature polished floorboards and large windows that fill the space with natural light.

Each unit offers an open plan style living and meals area at the front of the home. The kitchens have been updated and each feature gas cooktops, ample bench and cupboard space.



**For Sale**  
Contact agent

**View**  
[ljhooker.com.au/XE8HDM](http://ljhooker.com.au/XE8HDM)

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**LJ Hooker Mile End | Woodville**  
**(08) 8352 7111**

**Disclaimer:** 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 bedrooms are of good size, a central bathroom which includes a bathtub and WC and a separate laundry.

The spacious shared back yards included clothes lines and a small section of grass. Carports are available for off-street parking for 1 vehicle for each unit.

Located in proximity to the scenic Morialta Conservation Park and Rostrevor Tennis Club. Romeos Foodland in Rostrevor is conveniently close, while Newton Village Shopping Centre offers a wider selection of chain stores, cafes, and essential services.

Families will appreciate the numerous parks and playgrounds dotted along the banks of Fourth Creek, providing the perfect setting for picnics, outdoor activities, and leisurely strolls.

Stradbroke School and Morialta Secondary College are both within easy walking distance.

#### Specifications

Title: Single Torrens Title Allotment

Year built: c1960

Land size: 723 sqm (approx)

Council: Campbelltown City Council

Council rates: \$1,191.15pa (approx) per unit

ESL: \$171.60pa (approx)

SA Water & Sewer supply: \$209.22pq (approx)

All information provided including, but not limited to, the property's land size, floorplan, floor size, building age and general property description has been obtained from sources deemed reliable. However, the agent and the vendor cannot guarantee the information is accurate and the agent, and the vendor, does not accept any liability for any errors or oversights. Interested parties should make their own independent enquiries and obtain their own advice regarding the property. Should this property be scheduled for Auction, the Vendor's Statement will be available for perusal by members of the public 3 business days prior to the Auction at the offices of LJ Hooker Mile End at 206a Henley Beach Road, Torrensville and for 30 minutes prior to the Auction at the place which the Auction will be conducted. RLA 242629



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## More About this Property

<b>Property ID</b>	XE8HDM
<b>Property Type</b>	BlockOfUnits
<b>Land Area</b>	723 m2
<b>Including</b>	Air Conditioning Close to Schools Close to Shops Close to Transport Window Treatments

### Justin Peters 0423 341 797

Principal | [justin@ljhooker.me](mailto:justin@ljhooker.me)

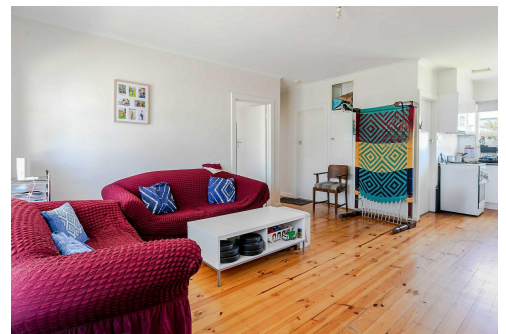
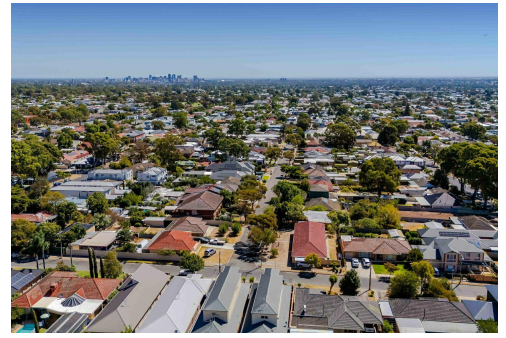
### Thanasi Mantopoulos 0421 188 498

Sales Executive | [thanasi@ljhooker.me](mailto:thanasi@ljhooker.me)

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