



## Rostrevor, 1 Kinnear Crescent

### Family Comfort Awaits in a Peaceful Cul-de-sac Haven

Greg Nicholls of LJ Hooker Adelaide Metro welcomes you this stunning brand new home, on the cusp of beautiful Black Hill Conservation Park and Morialta Falls. The design thoughtfully respects everything there is to love about Rostrevor - blending near city lifestyle with access to the Adelaide Hills.

This gorgeous four bedroom family residence is perfectly positioned in a peaceful cul-de-sac setting. Happy family living soars to new levels when your beautiful 2025 home sits within minutes to Morialta Secondary College, Stradbroke Primary School and Newton Village Shopping Centre.

Step straight into a relaxed family lifestyle where light filled living spaces, three fully tiled deluxe bathrooms and two sublime master suites offer a sense of effortless luxury. Spread across both levels, each space basks in natural light and a tranquil, sparkling ambiance.



**For Sale**  
Contact Agent

**View**  
By Appointment

**Contact**  
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**LJ Hooker St Peters**  
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**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.

This impeccably designed residence showcases luxury at every turn. Thoughtfully curated with high end finishes, the home features sleek timber flooring, premium Bosch appliances and striking Calacatta stone benchtops throughout. As evening falls, impress your guests by opening the expansive bi-folding doors, effortlessly extending living space and elevating your entertaining experience to the next level!

Modern family living awaits:

- Gorgeous curb appeal, in perfect harmony with its surroundings
- Tinted windows to front
- Generous living areas - both with TV points, for added entertainment
- Feature Venetian plaster TV wall with floating cabinetry and sleek display shelving
- Open plan living with bi-folding doors, instantly adding to living space
- Powerful Fujitsu 16kW R/C air conditioning with sleek linear vents to living area
- Tiled alfresco, wonderfully framed by lush green lawns
- Ground level guest bedroom with built-in robe flowing to a luxe ensuite with dual vanity, frameless shower screen, recessed wall and LED mirrors with defog function.
- Large upstairs master with walk-in robe and decadent ensuite and views to the sea!
- 3rd and 4th upstairs bedrooms with built-in robes
- Huge family/guest bathroom with freestanding bath, shower and niches
- 40mm Calacatta Mist stone kitchen benchtops and 700mm x 700mm stone splashback
- Huge kitchen breakfast island, feature pendant lighting and recessed double sink
- Full Bosch appliances - dishwasher, 900mm five-burner gas cooktop and dual oven
- Walk-through pantry with extensive storage and additional sink
- Ground level guest powder room
- Modern laundry with excellent storage
- Soft close linen cupboards
- Gorgeous tiled balcony with lovely green views
- Double garage (5.9m x 5.9m) with internal and external entry to the garden
- Additional driveway parking for two vehicles
- Exposed aggregate concrete drive and pathways
- Beautifully landscaped front and rear gardens
- First home buyer are eligible for stamp duty relief and first home owner grant

This is more than just a home - it's a statement of style, space and serenity in one of Adelaide's most sought after family friendly pockets.

Purchasing this property as an investment? Talk with Kirsty Clark from our PM team and see why our Property Management department is #1 amongst all the LJ Hooker offices Worldwide.

\*\* 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 advice.

RLA 61345 RLA 282965 RLA 231015



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## More About this Property

Property ID	2DB8FDZ
Property Type	House

**Greg Nicholls 0478 131 807**

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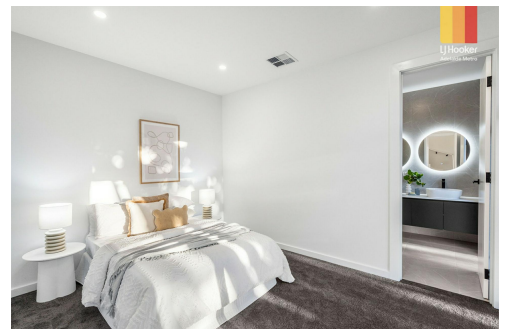
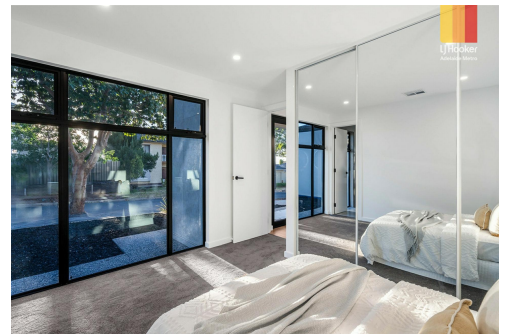
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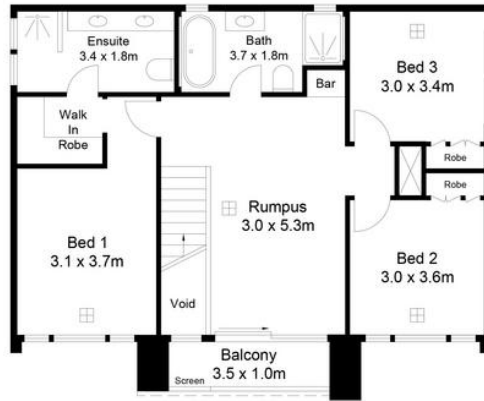
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Upper Floor



Lower Floor

<b>Living</b>	174.4m <sup>2</sup>
<b>Alfresco</b>	15.0m <sup>2</sup>
<b>Balcony</b>	5.5m <sup>2</sup>
<b>Porch</b>	5.0m <sup>2</sup>
<b>Garage</b>	38.5m <sup>2</sup>
<b>Total</b>	238.4m <sup>2</sup>

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.