



Rostrevor, 252B Montacute Road

Packed with potential in the leafy Eastern suburbs

Nestled at the foot of the hills, this home is within arms reach of local amenities, and a perfect opportunity for first home buyers, downsizers or savvy investors.

Entering the home into the first of two living areas, which boasts large windows that fill the room with natural light. The first of three bedrooms follows the flow of the home.

The second living area is overlooked by the kitchen, and features heating and cooling. The kitchen is equipped with ample bench and cupboard space, a gas cooktop and dishwasher. The meals area adjacent to the kitchen offers sliding door access to the side path, which leads to the entertaining area.

The two remaining bedrooms are positioned at the back of the home, and both feature built-in wardrobes. The master is fitted with a ceiling fan, and also has direct access to the main bathroom, which is equipped with a separate bathtub. There is also a 2nd WC and

3 1 2

For Sale
Contact agent

View
ljhooker.com.au/X5HHDM

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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.

powder room for convenience.

Outside, the gardens are low maintenance and have plenty of potential, plus a garden shed for storage. Ample off-street parking is available with a drive through carport leading to a secure garage. The property itself is fully fenced, ideal for pets and children.

You'll love the location this home offers. Nestled at the foot of the hills, close to the scenic Morialta Conservation Park. You'll be within walking distance to Newton Village Shopping Centre, for weekly shopping, cafes and essential services. Access to excellent schooling options including Stradbroke School and Morialta Secondary College.

Key Features

- Two separate living areas
- Kitchen boasts ample storage, gas cooking and dishwasher
- Meals area adjacent, with sliding door access to backyard
- Three bedrooms, two with storage, master with ceiling fan
- Main bathroom features a separate bathtub
- 2nd WC and powder room
- Laundry with backyard access
- Easy care gardens packed with potential and a garden shed
- Drive through carport leading to a garage
- Fully fenced property
- Roller shutters fitted to most windows
- Reverse cycle air conditioning

Specifications

Title: Torrens Titled

Year built: c1995

Land size: 349sqm (approx)

Council: Campbelltown City Council

Council rates: \$1,675.25pa (approx)

ESL: \$102.50pa (approx)

SA Water & Sewer supply: \$182.79pq (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

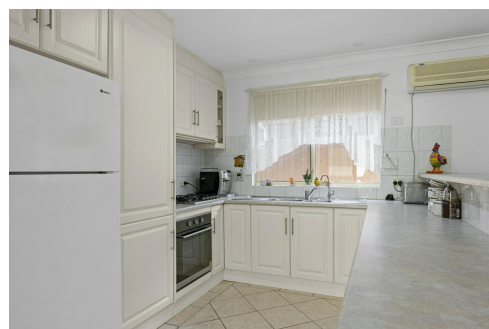
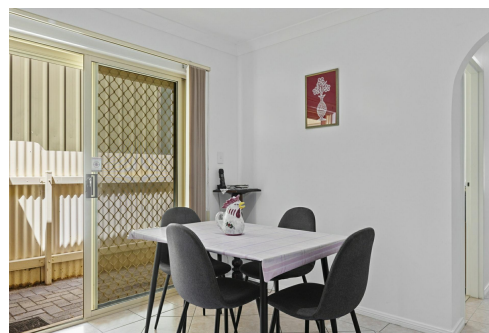
Property ID	X5HHDM
Property Type	House
Land Area	349 m ²
Including	Air Conditioning Built-in-Robes Window Treatments

Lisa Xu 0432 235 818

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