







Rostrevor, 42 Maud Street

'More on Maud' - A Solid Classic, Basket Range Home

3 1 4

For Sale
$1,097,200

View
ljhooker.com.au/WZHHDM

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Well kept over the years, this much loved family home is ready for its new owners to add their own personal touches.

The home boasts a spacious lounge room with large windows, allowing in plenty of natural light to flood in. The kitchen provides ample storage and bench space, and overlooks the meals area, which could double as a second living space.

All three bedrooms offer plenty of space and the master is fitted with a ceiling fan. The central bathroom has a bathtub and the WC is separate for convenience, plus the laundry room at the back of the home.

The yards are spacious, and ready for a new owner to bring their own personal touch. A verandah stretching the length of the home is ideal for entertaining with family and friends. Plenty of off-street parking on offer, including a drive through carport with roller door, and a

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lock up garage.

Located at the base of the hills, this location provides access to wonderful scenic trails for weekend hikes and adventures with the kids. A quick 10-minute zip to the iconic Parade Norwood, and still under 20 minutes to Adelaide CBD. Romeo's Foodland Newton Village a short drive away, for all your shopping essentials. Walking distance to Morialta Secondary College and Stradbroke School

Key Features

- Spacious and sunlit lounge room
- Three bedrooms, master with ceiling fan
- Kitchen boasts plenty of storage space
- Dining room or second living space
- Central bathroom with separate WC
- Laundry at the back of the home
- Large gardens, ready to be transformed
- Ample off street parking including a lock up garage
- Undercover entertaining area
- Roller shutters fitted to windows throughout
- Reverse cycle ducted air conditioning

Specifications

Title: Torrens Titled
Year built: c1971
Council: Campbelltown City Council
Council rates: $2,100.30pa (approx)
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

Property ID	WZHHDM
Property Type	House
Land Area	739 m²
Including	Air Conditioning Close to Schools Close to Shops Close to Transport Window Treatments

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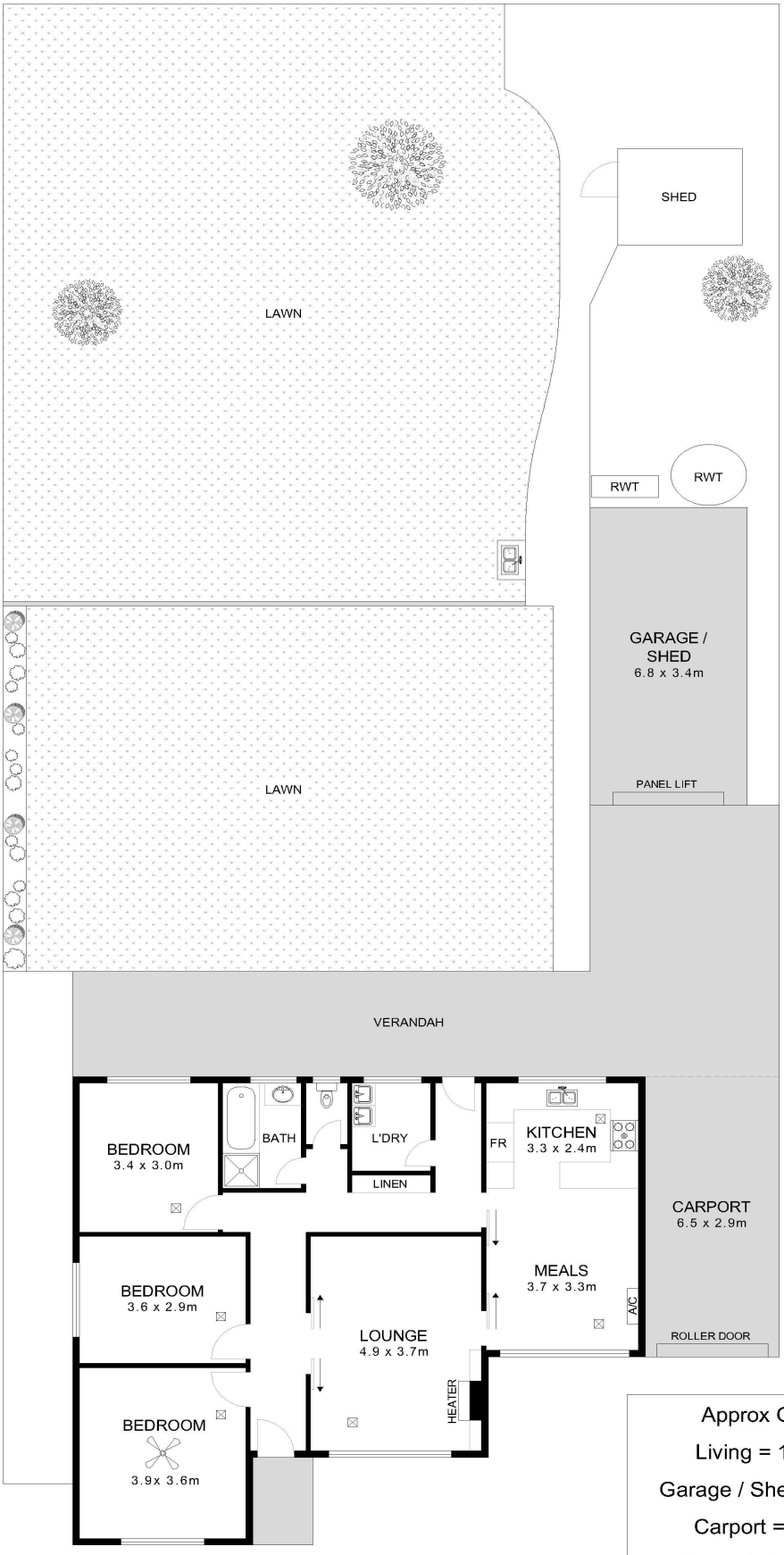








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For Illustrative purposes only. All measurements are approximate.
Andrew Waters Photography

Approx Gross
Living = 101m²
Garage / Shed = 23m²
Carport = 19m²
Verandah = 52m²
Porch = 3m²
Total = 198m²

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