

**25 Koonga Avenue, Rostrevor, SA, 5073**

**HARRIS**

**House For Sale**

Thursday, 24 October 2024

25 Koonga Avenue, Rostrevor, SA, 5073

**Bedrooms: 3**

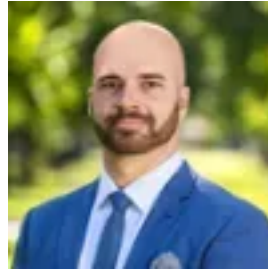
**Bathrooms: 2**

**Parkings: 1**

**Type: House**



Scott Moon



Troy Law

**Low key, high luxury; a chic step up for the downsizing entertainer within the coveted Stradbroke School zone.**

If you could wrap every enviable extra into an efficient entertainer's package, 25 Koonga beautifully delivers – and widening the buyer pool for families, is its 100m pivot to Stradbroke School.

With a sleek façade, sliding gate security, and drive-through garage privileges, the 2010-built design promises to impress with crisp white decor, square set ceilings, light-catching plantation shutters and highly polished rich timber-hued floors ensuring this high calibre home fits its high calibre north-eastern locale.

Freestanding and Torrens titled, the 3-bedroom home is led by a spacious parent's retreat with valuable desk space, a well-lit front position, walk-in robes and ensuite; and from one gleaming, fully tiled wet area to another, down the hall delivers an equally indulgent family/guest 2nd bathroom.

As a statement piece that cooks and connects, the 2-tone designer kitchen enjoys daylight, open plan living interaction, and multi-sided island storage against quality smeg appliances for dinners, well done.

Bi-folding glass doors extends living outdoors effortlessly, where the north-facing alfresco confirms once and for all, you'll prioritise endless entertaining all year long over tedious garden upkeep.

And every spare hour you gain means more play dates at Mukanthi Nature Play Space, more hikes to Morialta Falls, and more tennis practice at Rostrevor Tennis Club.

Low key, high luxury. Enjoy the best of Rostrevor's leisure in a chic step-up for the discerning downsizing entertainer...

You'll love:

- c2010 contemporary 3-bedroom design on a Torrens titled allotment
  - Sliding gate security
  - Secure garage with drive-through front & rear roller doors
  - Sunlit north-facing rear aspect
  - All-weather alfresco patio with shade blinds, downlights & ceiling fan comfort
  - Ducted R/C A/C
  - Fully tiled & luxe family bathroom
  - Highly polished & durable flooring to the main traffic areas
  - Dual-tone designer kitchen with quality powder-white smeg appliances
  - Master with ensuite & WIR | BIRs to bedrooms 2 & 3
  - Approx. 100m to zoned Stradbroke School
  - Easy minutes to Rostrevor College
  - Links to St. Bernards Road gourmet retail, Newton Village, Newton Central & Firle Plaza
- And much more...

Specifications:

CT / 6034/938

Council / Campbelltown

Zoning / GN

Built / 2010

Land / 350m2 (approx)

Frontage / 20.45m

Council Rates / \$1975.30pa

Emergency Services Levy / \$164.35pa

SA Water / \$201.45pq

Estimated rental assessment / Written rental assessment can be provided upon request

Nearby Schools / Stradbroke School, Thorndon Park P.S, Charles Campbell College, Morialta Secondary College

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