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Rostrevor | **3** bedrooms | **2** bathrooms | **2** car spaces

Property for sale in Rostrevor - **$945,000**









LOW MAINTENANCE AND EASY LIVING AWAITS IN EXCLUSIVE ROSTREVOR

Welcome to Pearce House. Peaceful and securely positioned towards the rear of an immaculate group of just six homes, this delightful residence offers an enviable combination of privacy, low-maintenance living, and thoughtful modern updates. Just a stone's throw from the picturesque Fourth Creek walking trail to Morialta Conservation Park, this is a property where peaceful surroundings and everyday convenience come together effortlessly.

The home is move-in ready and designed for comfortable living. Combining neutral interiors with new carpets and stylish cedar shutters. Other quality features include double garage for 2 cars, include security doors, video intercom, alarm system, ducted reverse-cycle air conditioning, and a 3kW solar system that all provide comfort, security, and energy efficiency year-round.

Direct access from the garage to the well-appointed kitchen that is fully equipped with gas cooktop, dishwasher and excellent storage. The kitchen overlooks the light-filled living/dining spaces and the rear yard. Step outside to the covered pergola, where you can unwind with family and friends while enjoying the tranquil sounds of the surrounding birdlife.

Offering a versatile floorplan to suit a range of lifestyles, the home comprises three bedrooms, including a spacious master suite with walk-in robe and ensuite. The third bedroom provides flexibility as a home office or guest room, while two separate living areas ensure plenty of space to relax or entertain.

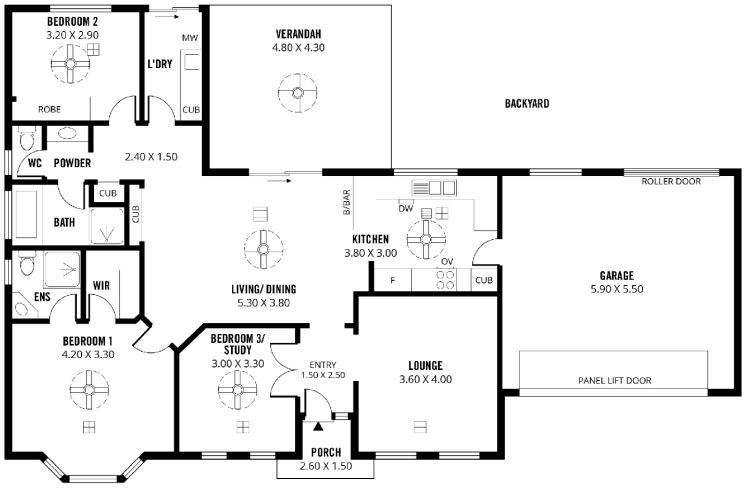
The double garage offers internal access and is complemented by a dedicated workshop area, and extensive shelving. Practical additions such as the pull-down laundry drying system and exceptional storage throughout the home further enhance everyday functionality.

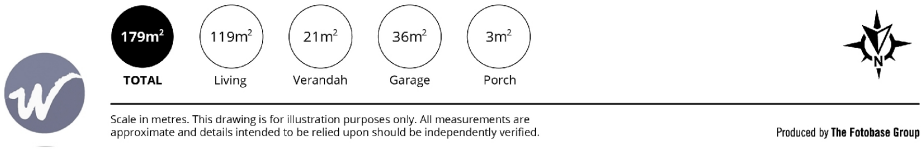
Features you'll love:

- Rear position in a quiet and secure group of six
- An easy maintenance allotment of 304sqm
- Three bedrooms, including master with walk-in robe and ensuite
- Flexible third bedroom or home office
- Two spacious living areas
- Two bathrooms and two toilets
- Double side-by-side garage with automatic door, internal access, workshop, and shelving
- New carpets installed in 2024
- Cedar plantation shutters throughout
- Stainless steel appliances, gas cooking, and dishwasher
- Covered outdoor entertaining area
- Ducted reverse-cycle air conditioning
- Security doors, video intercom, and alarm system
- 3kW solar system
- Pull-down laundry drying system
- Excellent storage throughout

Perfectly positioned within easy reach of quality schools such as Rostrevor College, St Ignatius College, Zoned for Stradbroke Primary School and Morialta Secondary High School. Newton Village Shopping Centre, Morialta Falls Conservation Park, the Adelaide CBD, are all in close proximity. This immaculate home presents an outstanding opportunity for professionals, downsizers, or anyone seeking a peaceful lifestyle without compromising on convenience.

We currently have a large range of homes in Unley and Mitcham Council areas. To inspect a listed property, call Walter & Irvine on (08) 8272 9277, or email us via sales@walterirvine.com.au.





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.

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