



Bed 4 Potential, Tranquillity & Convenience in Great School Zone



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**4B Sheila Street, Rostrevor**

Sold for \$980,000 (Apr 24, 2024)

**Property ID:** L26478963

**Property Type:** House

**Garages:** 1

**Open Parking:** 1

**Land Area:** 351.0 sqm

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- Free-Standing & Torrens Title House\*\*

Ideal for the busy professional, first home buyers, astute investors, or those looking to downsize without compromise, this property emphasizes lifestyle over garden chores, catering to a generation that expects nothing but the best.

Positioned close to great schools, shopping precinct, and a merely 20 mins drive to CBD , this stunning 3 bedroom, 2 bathroom house is your RIGHT place to call home. Located in a desirable setting close to educational amenities and natural attractions, Sheila Street is a coveted address for families seeking both convenience and charm.

This high-specification home is the epitome of low-maintenance modern living in the vibrant heart of Rostrevor. Just a stone's throw from Stradbroke School, with the Fourth Creek walking trail leading straight to the stunning vistas of Morialta Falls, it's an idyllic setting for families, this home offers tranquillity right next to prestigious educational institutions like Rostrevor College, Norwood Morialta High School and St Ignatius College, with the conveniences of Newton Village a short distance away.

Enter through a versatile lounge / home office, leading to a sleek interior where quality floorboards guide you past the garage entry, two plush-carpeted bedrooms complete with wardrobes, and into the sophisticated master suite. The master features a luxurious walk-in robe and a chic, extra spacious ensuite with dual vanities set against a backdrop of stylish grey tiles, offering a touch of high fashion to your morning routine. The main bathroom mirrors this elegance in generous size, boasting a bathtub, walk-in shower, stone-topped vanity, and exquisite porcelain tiling.

The heart of the home is an entertainer's dream, featuring a modern open-plan kitchen with Bosch appliances, extensive storage, a Caesarstone island, and benchtops. Accented with timber floors, LED lighting, zoned ducted heating and cooling, and eye-catching pendant lights, it's a space that blends functionality with sheer beauty.

Expansive living areas flow into an alfresco pavilion, creating a perfect setting for entertaining, illuminated by natural light. The thoughtfully designed private garden requires minimal upkeep, making it ideal for families or investors.

Highlights include:

#### **Zoning for Stradbroke School and Norwood Morialta High**

**\*Versatile lounge / home office with the potential to be converted as 4th Bedroom**

**\*Master bedroom with an extra-spacious ensuite and walk-in robe**

**\*Bosch stainless steel kitchen appliances including oven, cooktop, range hood, dishwasher, etc.**

**\*Ample storage including a wall of storage behind the glossy 2-pack cabinetry**

**\*Stylish window splashback allow light in**

**\*Caesarstone kitchen island and benchtops**

**\*5 Burner Gas cooktop**



185m<sup>2</sup>

TOTAL

149m<sup>2</sup>

Living

11m<sup>2</sup>

Entertaining

21m<sup>2</sup>

Garage

4m<sup>2</sup>

Porch



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.

Produced by The Fotobase Group