

13 Grantley Avenue Nth, Rostrevor, SA 5073

Sold - 1/05/2023

House 3 1 1 1



Fantastic opportunity with a home on large 716m2 (approx.) a

Set on 716m2, 13 Grantley Avenue N presents a rare development opportunity (STPC) with dual access from Grantley Ave N and Morialta Road W, and only a stone's throw from the \$84M new super school, Morialta Secondary College, Rostrevor College and close to UniSA Magill, Magill Primary, St Francis of Assisi School, Stradbroke Primary & Norwood Morialta High.

Open for Inspection

By Appointment.

A savvy investor will recognise the possibility of expanding their property portfolio. The options are endless, develop and subdivide the corner block, build your dream home or a second additional property, or renovate, extend and modernise, now or in the future (STPC).

While in perfectly livable condition, those with a design eye will see the opportunity to modernise and personalise. Reimagining the space by knocking down the shared living room and kitchen wall to create an airy and modern open living area.

The living room boasts a homely warmth, enhanced by the in-built, floor-to-ceiling wooden shelving and abundant natural light. Consider adding a gas fireplace to the existing mantel for cosy luxury.

All three bedrooms are generously sized and offer versatility in use. Bedroom 1 is rich in natural light and boasts floor-to-ceiling built-in-robies with a vanity niche. Bedroom three offers easy outdoor access and could be utilised as a study for the kids or a home business.

The expansive second living room features garden views with outdoor access to the backyard, making it perfect for indoor-outdoor entertaining.

What we love:

- Multi-development potential (STPC)
- Set on 716m2 of land (approx..)
- 17.63m wide frontage on Grantley Avenue N
- 41.37m deep on Morialta Avenue
- 59.00m combined frontage of Grantley Avenue N & Mortialta Avenue
- Corner block
- Dual access from Grantley Ave North and Morialta Road West
- Across the road from the new Morialta Secondary College

Listed By

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