

Sold



1A Ayr St, Rosslyn Park



**Comfort, Convenience & Close to Cosmopolitan Norwood Parade**

Contact us to inspect by appointment.

This low maintenance, Torrens Title property offers an exceptional lifestyle in an ideal location.

A more than comfortable home comprising of 3 bedrooms (including a formal dining room option if required in bedroom 3), a good size living room, a well proportioned meals area adjacent to the kitchen with gas cooking and a Bosch oven, there's a full bath and shower in the bathroom and a separate laundry. Toasty heating and cooling options include ducted evaporative air-conditioning and a gas heater.

Elegant decorative cornice, ceiling roses, lead-light feature windows and a lead-light servery are all part of the charm of this well cared for home. Currently with a neutral colour theme throughout there is scope to add your own decorating style if so desired.

 3  1  2  425 m2

Price	SOLD
Property Type	Residential
Property ID	1549
Land Area	425 m2

### Agent Details

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### Office Details

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**SCARCE**  
R E A L E S T A T E

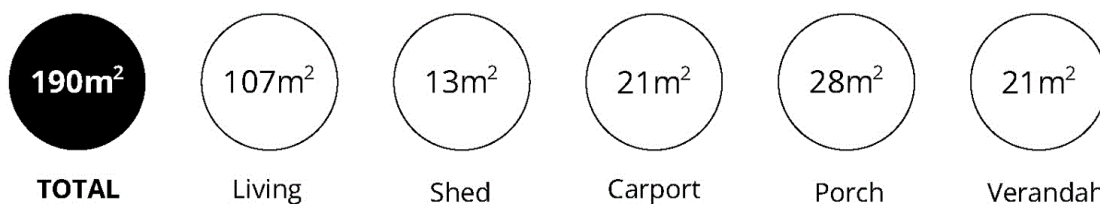
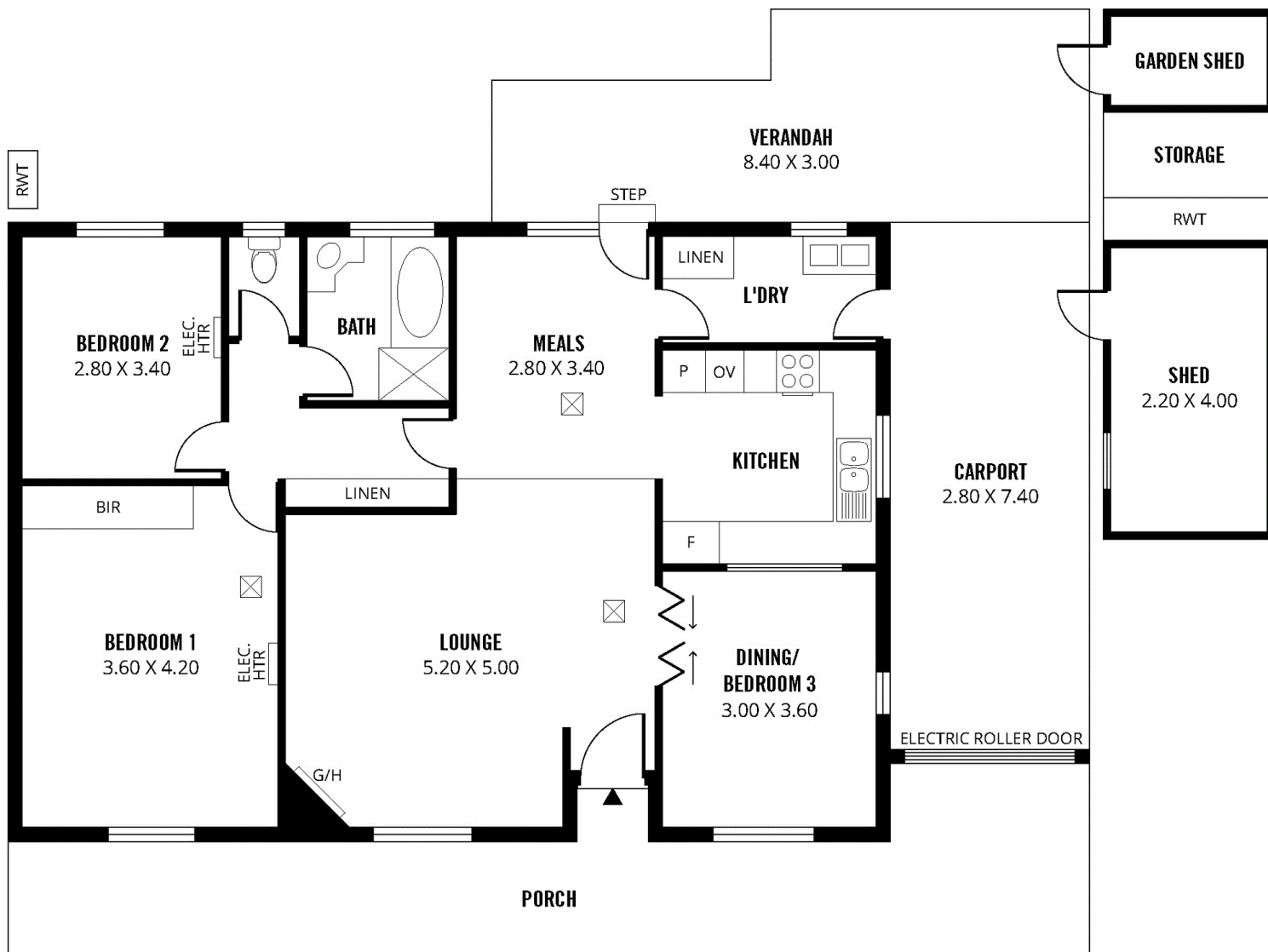
On the outside the property features an attractive private front garden in addition to a well sized and private rear courtyard with a shady paved entertaining area. Two garden sheds provide exterior storage space while there's room to park vehicles in the driveway and a car carport for parking up to 2 cars.

You'll enjoy the close proximity of the cosmopolitan shops, cafes and cinemas located at the nearby Norwood Parade, easy access to plenty of Public Transport, Holmes Reserve, the Kensington Gardens Reserve and the Bowling and Tennis Club. All in all a brilliant location which is only 5kms to the CBD, near to the Norwood Morialta High School Campus and Pembroke College and with an abundance of other facilities right at your doorstep.

\*In-line with Public Health and social distancing requirements our inspections are now all by private appointment. All buyers will need to contact us to register and qualify before attending and there will be a check list for all buyers before entering. Using tools such as Face Time and Whats App we can also offer you the alternative option of a live tour and answer your questions in real time. With interest rates at all-time lows the market is still very active so we look forward to the opportunity to assist you any way we can.

For further information or to arrange an inspection please contact Carlos Carosi on 0402 561 416 or Matt Scarce on 0411 185 205.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.



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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