



9A Margaret Avenue Rostrevor SA 5073

 4  2  2

\$850 pw

Date available: 6 December 2024

[Book Inspection](#)

Designer brand new 4 bedroom home. 2 living areas.
 />Double garage. A quality home.

OPEN INSPECTIONS:

Saturday, 7/12/24 at 2.50 - 3.00pm

Monday, 09/12/24 at 10.00 - 10.15am

REGISTER: Please register your interest in this property by clicking on the Book Inspection Button or Email/Call Agent button. You will be informed of any inspection times. It is imperative that you register your attendance at our inspections.

This well built home offers 4 bedrooms, 2 living areas, quality flooring, stone benchtops and a stunning undercover alfresco entertaining area with landscaped gardens.

An excellent opportunity to move in and enjoy this wonderful home in the sought after suburb of Rostrevor. Close to the Morialta Conservation Park, shopping, cafes, restaurants and transport. Good public and private schooling.

THIS BRAND NEW PROPERTY INCLUDES:

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Designer frontage to the home.

Formal entrance leading into the spacious hallway with 3 metre ceilings.

Open concept living / study area with stone bench and shelving located at the front of the home.

4 bedrooms.

Master bedroom is spacious in size and includes his and her walk in robes including drawers, double rail and shelving. Ensuite bathroom with stunning features including high-end brushed gold finish tapware and fixtures, as well as, full height tiles. Wow factor!

Bedroom 2, 3 & 4 all include mirrored built in robes including drawer sets and feature Hybrid flooring.

3 way main bathroom with full height tiles, corner bath, powder room and separate toilet - excellent for guests and family living.

Light and bright open plan kitchen with modern cabinetry, large stone benchtop with pendant lighting, 90cm glass gas cooktop, wall oven and pot drawers.

Butler's pantry / laundry room with direct access from the kitchen including dishwasher, stone bench top, pantry storage and more.

Large open plan living and dining area opening out to the alfresco area with sliding doors.

Generous living area includes an electric heater and wall feature alcove.

Alfresco entertaining area with timber ceiling.

Landscaped rear yard with lawn area.

Landscaped front yard.

Easy care maintenance living.

Double garage with further off-street parking.

OTHER FEATURES ARE:

Ducted reverse cycle air conditioning throughout with digital zone control. Linear vents to all open areas.
3 metre ceilings.

Stone bench tops throughout the kitchen, laundry and bathrooms.

Double glazed windows throughout including the sliding doors.

Fully insulated home including internal walls.

LED downlights throughout the home.

High-end tiles throughout the living areas of the home.

Quality Hybrid flooring in the bedrooms.

Sanitary products with high-end brushes gold finish.

CONDITIONS:

Available date: The tenancy start date will be confirmed during the Application process.

Water: Water supply and water usage to be charged to the tenant, as legislated.

NBN: Please check with your internet provider if this service is available.

Disclaimers:

All furniture and effects showing in the advertising photos are not included in the tenancy. This is an unfurnished property.

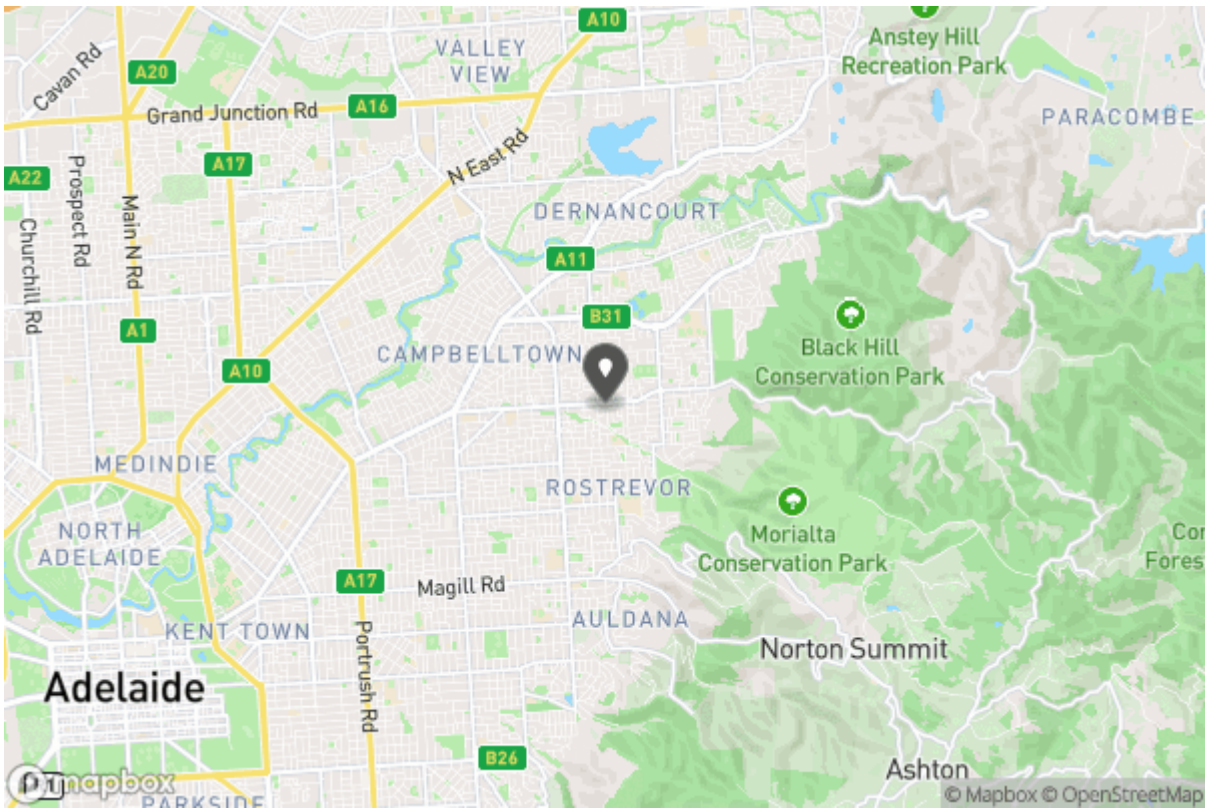
All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition) Interested parties should make their own enquiries and obtain their own legal advice.

Gallery





Location Map



Floor Plans



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 Flatbase Group



Don't forget to confirm your inspection by SMS or email

Property Management

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Why Book with Bruse Real Estate

With our agency, you can book Property Inspections 24/7 on your computer, tablet or smartphone. When you do, you will receive an immediate response confirming your booking via email and SMS. Should the property be leased, the inspection time changed or cancelled for any reason, you will be informed the second it happens keeping you up to date.

You can also change or cancel your booking at any time if you no longer wish to attend or the times are no longer suitable. As part of your booking, we will send you reminders of the inspection as well as directions to the property to make the process of inspecting the property seamless.

Finally, should you wish to apply for the property, all of the relevant information including PDF or online applications details will be provided so you can apply as quickly as possible.

Tenancy Application

A copy of the General Tenancy Agreement for this property, including all special conditions is available via the following link:

[Apply Online](#)

<https://2apply.com.au/Property?agentID=AB-BRUSERE&uniqueID=1P3961>