



### 35 Chapel Way Rostrevor SA

3 2 2

BUYERS WILL ABSOLUTELY APPRECIATE THE SPACIOUS LAYOUT OF THIS WELL-DESIGNED HOME. IT IS ALSO AN END POSITION TOWN HOUSE WITH AWESOME VIEWS FROM ALL WINDOWS. BUT IT IS THE COMMUNITY ENVIRONMENT OF THIS EXCLUSIVE GROUP THAT YOU WILL REALLY LOVE. LOVELY LAWN & GARDEN AREAS, LOTS OF VISITOR PARKING, EVEN A COMMUNITY VEGETABLE GARDEN. I SELL HUNDREDS OF SIMILAR PROPERTIES AND THIS ONE STANDS OUT TO ME. IT TRULY IS A SPECIAL PROPERTY.

Walk across the road to the beautiful Morialta Conservation Park & walking trails from your private gate access.

Very large 2.5m car length lock up garage. Space to park two cars and have another living area at the back. There is

**Price** : \$ 750,000

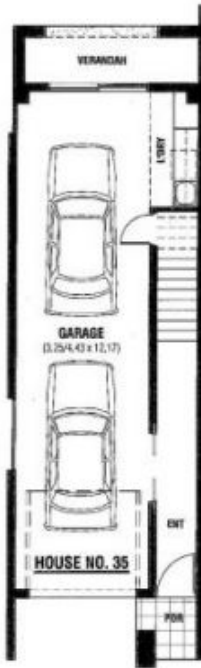
**View** : <https://www.bruse.com.au/sale/sa/eastern-suburbs/rostrrevor/residential/house/7790818>



**Theon Bruse**  
08 8431 8181

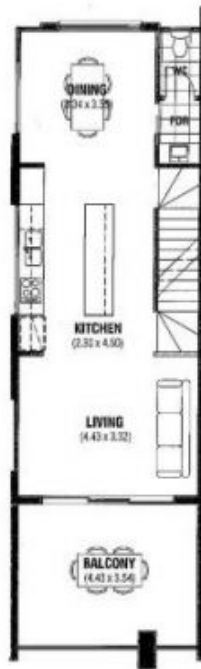


**Bevan Bruse**  
08 8431 8181



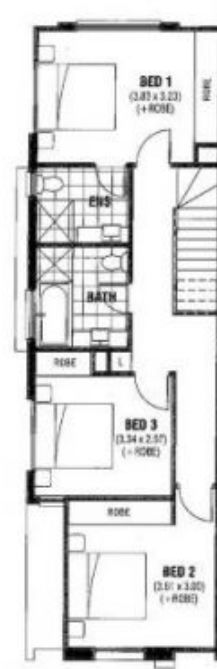
**GROUND FLOOR PLAN**

SCALE 1:100



**FIRST FLOOR PLAN**

SCALE 1:100



**SECOND FLOOR PLAN**

SCALE 1:100

This floorplan is for illustrative purposes only and all measurements are approximate. Any fixtures shown may not necessarily be included in the sale contract and it is essential that any owners are directed to the agent. Any information that is intended to be relied upon, should be independently verified. Neither the agent, vendor or contracted illustrator take any responsibility of any omission, wrongful inclusion or topographical error which may occur in this drawing as it is an artistic impression only. While every endeavor has been made to verify the correct details in the publication, neither the agent, vendor nor contracted typeographer accept liability for any error or omission.

AREAS (NO. 35)	
GROUND FLOOR/GARAGE	59.66
FIRST FLOOR/LIVING	16.69
SECOND FLOOR/LIVING	69.69
VERANDAH	4.38
PORCH	2.52
BALCONY	17.34
<b>TOTAL</b>	<b>210.28</b>