



**52B Maple Avenue ROSTREVOR SA**

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You are going to love this one!

It has it all - generous in size.  
Big back yard area.  
Top quality fixtures.  
Excellent location.  
Just move in & live a happy & prosperous life.

Lovely park, playground and tennis courts only a few steps away.  
Only a short walk to the picture book Morialta Conservation Park.  
Highly rated public schooling in the zone.  
Truly a fab location to raise a family.

Huge back yard area for a new home!  
Plenty of room for a pool & the kids to play in.

**Land Size** : 376 sqm  
**View** : <https://www.bruse.com.au/sale/sa/eastern-suburbs/rostromv/reridencal/house/5551262>

**AREAS:**

Ground floor Living = 91.68m<sup>2</sup>  
Porch = 2.47m<sup>2</sup>  
Garage = 35.041m<sup>2</sup>  
Total ground = 129.19m<sup>2</sup>

Upper Living = 113.661m<sup>2</sup>  
Balcony 2.47m<sup>2</sup>

Total = 245.3m<sup>2</sup>

Site (Res 1) = 376m<sup>2</sup>  
P.O.S (Res 1) = 145m<sup>2</sup>



**Lower Level**



**Upper Level**

