



## 25 Swaine Avenue Rose Park SA

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Nestled on a low maintenance 557sqm (approx.) allotment and featuring a harmonious blend of classic charm and modern amenities, this captivating sandstone villa offers an excellent living experience.

**Land Size** : 557 sqm  
**View** : <https://www.alexanderrealestate.com.au/sale/sa/eastern-suburbs/rose-park/residential/house/7764196>

Upon entry, a gracious central hallway sets the tone for this residence, adorned with character features such as decorative fireplaces, intricate ceilings, leadlight, and warm timber flooring, creating an enduring sense of character.

The front lounge is a cosy haven, centered around a charming ornate fireplace. There are three generously proportioned double bedrooms, plus a study or fourth bedroom with a ceiling fan, providing an ideal space for work or relaxation.



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The north-facing open-plan family room boasts timber

