

10 Shell Street, Rosewater, SA, 5013

Sold House

Friday, 19 May 2023



10 Shell Street, Rosewater, SA, 5013

Bedrooms: 3

Bathrooms: 1

Parkings: 4

Type: House



Tony Press
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Anthony Fonovic
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Opportunity with Potential, Position & Perfectly Priced

Anthony Fonovic & Team Morris are proud to present this ideally located 3-bedroom home only 11km from the city and less than 5km to the beach.

This is a rare and brilliant opportunity for the first homebuyer to get your foot in the real estate market's door, the savvy investor to increase your investment portfolio with great potential for an excellent yielder, or renovator to return this home to its former glory, or simply just knock it down to make way to build your new dream home (STPC).

This home offers a great layout that includes a good size kitchen with electric cooking, dishwasher & ample storage and is adjacent a light filled dining room and ceiling fan.

The large lounge room offers reverse cycle air conditioning for all year-round comfort and all three bedrooms are also of generous proportions and feature ceiling fans. Bedroom 2 offers a built-in-robe and bedroom 3 with built-in tall boy.

The good size bathroom offers a vanity with storage, separate shower & bath and toilet and access through the large separate laundry.

Plenty of secure off-street parking is on offer with a double length carport situated behind the roller door. Also offering great flexibility for the car enthusiast or handy tradesperson, this home offers a large garage and workshop with power and lights.

This home is perfectly located within walking distance to Coles Supermarket, Mount Carmel College, Eric Sutton Reserve and the recently updated local hotel offering great dining including scrumptious wood oven pizzas. Located only a few kms away, enjoy all the conveniences that the recently rejuvenated Port Adelaide has to offer with many large supermarkets and variety stores as well as an endless selection of local restaurants and cafes.

Recapping the features you'll love: -

- Reverse cycle split air-conditioner
- Electric storage hot water system
- Large powered garage/workshop
- Drive through tandem carport with roller door
- Separate laundry
- Ceiling fans to dining and all bedrooms
- Large rear yard

SPECIFICATIONS

Year Built: 1920

Land Size: 520sqm (Approx.)

Council: City of Port Adelaide Enfield

Torrens Title: 5797/421

Allotment Width: 15.24m (Approx)

Allotment Depth: 35m (Approx)

Easement/Encumbrances: Nil

Council Rates: \$ TBA pq

Water Rates: \$ TBA pq

Sewerage Rates: \$ TBA pq

ESL: \$ TBA pa

The accuracy of this information cannot be guaranteed & all interested parties should seek independent advice.

RLA 274675