

11 Bowyer Street, Rosewater, SA 5013



House For Sale

Wednesday, 17 April 2024

11 Bowyer Street, Rosewater, SA 5013

Bedrooms: 4

Bathrooms: 1

Parkings: 2

Area: 586 m2

Type: House



Nathaniel Kennerdale

0477778132

POST-PONED - CONTACT AGENT

Charming and unique, this character-filled residence offers an ideal sanctuary for families, couples, first-time buyers or astute investors. Embrace a lifestyle of comfort and convenience in this meticulously maintained home. From the moment you step inside, you're greeted by the timeless elegance of ornate fireplaces, stained-glass windows and original wooden features, exuding warmth and charm throughout. A spacious hallway beckons you into the well-designed layout, boasting three generously proportioned bedrooms, each bathed in natural light. Bedroom one and two adorned with plush carpeting and bedroom three with Jarrah Wood flooring. Bedroom one is complete with built-in robes, while bedroom two boasts a walk-in robe, catering to all your storage needs. The expansive living area sets the stage for both relaxation and entertainment, seamlessly flowing into a semi-separate dining space overlooking the kitchen. A striking original brick feature wall, complemented by a wood burning heater with an electric fan, adds comfort to this inviting space. The bright and airy kitchen, illuminated by a stained-glass skylight, ensures effortless meal preparation featuring slate tile flooring, ample cupboard space, stone benchtops, a double stainless steel sink and a 5-burner gas cooktop. A versatile lounge room, complete with a study nook, offers potential for a private teenager or parent's retreat with direct access to the front of the home. Outdoor entertaining is a delight under the pitched pergola, spanning the length of the home and paved, ideal for gatherings. The spacious lawn area provides ample space for children and pets to play freely. Accessible from the backyard, the carport with automatic roller doors ensures convenience, while a large shed at the rear offers additional storage solutions.

MORE TO LOVE:- Verandah covering the entire front of the home - Wide entrance with and hallway with Jarrah Wood flooring plus high ceilings - Bedroom 1 located at the front of the home with two built-in robes in between an ornate fireplace - Bedroom 2 located at the front of the home with a built-in robe and direct access to the sunroom - Bedroom 3 features an ornate fireplace with access to the sunroom - Central & spacious dining area with an electric wall heater and Jarrah Wood flooring- Kitchen overlooks the dining room and is equipped with a dishwasher, double stainless-steel sink, dual fuel & free standing oven with gas cook top nad electric oven- Kitchen features stone bench-tops, ample cupboard space & direct access to the backyard - Lounge room adorned with slate tile flooring & includes a combustion heater & versatile study - Potential for a private teenager's or parent's retreat - Spacious bathroom tiled from floor-to ceiling with glazed windows & gold appliances including the taps and wall railing - Separate toilet- Separate laundry - Ducted R/C air-conditioning throughout - Paved outdoor entertaining with pitched pergola along the back of the home- Low maintenance lawn - Drive through carport with electric roller doors - Huge insulated storage shed/workshop with an electrical switch board (15m² approx.)- Solar system (approx)13.3kw- Large capacity rain water tank - Pond with water feature -3 phase power to the home -Irrigation in the front garden

In this sought-after area, you'll find parks, playgrounds and sports fields nearby including Rosewater Football Club, along with Alberton Train Station for city trips and Port Adelaide for shopping and dining. Just a short drive away, discover Westfield West Lakes for shopping and Semaphore beach for outdoor activities and dining options. To place an offer on this property, please complete this Letter of Offer form <https://forms.gle/2P3oovTaZZ7VdYjS6>Disclaimer: Neither the Agent nor the Vendor accepts any liability for any error or omission in this advertisement. Any prospective purchaser should not rely solely on 3rd party information providers to confirm the details of this property or land and is advised to enquire directly with the agent to review the certificate of title and local government details provided with the completed Form 1 vendor statement.