

13 Gray Terrace, Rosewater, SA 5013



House For Sale

Wednesday, 24 April 2024

13 Gray Terrace, Rosewater, SA 5013

Bedrooms: 3

Bathrooms: 1

Parkings: 4

Area: 697 m2

Type: House



Rick Schultz
0468616740



Rocco Monteleone
0433677600

Auction On-Site USP

Introducing 13 Gray Terrace, Rosewater. This charming villa sits on approximately 697m² of land, where original elements seamlessly intertwine with modern updates. Couples, families and first-time buyers are welcome to settle in immediately and infuse their personal style through minor renovations. Alternatively, astute investors can seize the opportunity to transform this residence. Already maintaining a solid floorplan and spacious layout you can enjoy the features within including central hallways with high ceilings guiding you to three bedrooms and a study or a versatile fourth bedroom, a large, inviting living room and an open plan kitchen and dining area equipped with built-in cupboards and built-in bench seating. The updated bathroom adds convenience, while the expansive backyard presents the opportunity to create your own outdoor oasis.

MORE TO LOVE:- Expansive front & backyard with potential - Original character villa with modern updates - Central hallway with high ceilings & original floorboards throughout - Large living room with a ceiling fan & split-system air-conditioner - Open plan dining & kitchen area with updated floating floors, built-in cupboards & bay window seating - Original stained glass windows throughout - Kitchen with original appliances & cabinetry plus timber bench-tops - Updated bathroom is fully tiled with a free-standing tub, toilet, shower & vanity - Separate laundry - 3 spacious bedrooms with ceiling fans & a study or versatile 4 bedrooms - Backyard with plenty of space to create an outdoor entertainment haven - Large workshop/storage shed

Situated in a highly sought-after location, this property provides easy access to a variety of parks, playgrounds and sports fields. Alberton Train Station offers convenient access to the city centre, while Port Adelaide is nearby, boasting a plethora of shopping options, cafes, restaurants and boutiques. Within a short 10-minute drive, you'll find Westfield West Lakes, perfect for extensive shopping and entertainment, or Semaphore Beach, offering outdoor recreation, dining, and specialty shops.

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.

*****Regarding price.** The property is being offered to the market by way of Auction, unless sold prior. At this stage, the vendors are not releasing a price guide to the market. The agent is not able to guide or influence the market in terms of price instead providing recent sales data for the area which is available upon request via email or at the open inspection

********"The vendor statement may be inspected at 129 Port Road, Queenstown for 3 consecutive days preceding the auction and at the auction for 30 minutes before it starts."