

# 15 McGregor Terrace, Rosewater, SA 5013



## House For Sale

Thursday, 16 November 2023

15 McGregor Terrace, Rosewater, SA 5013

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 3**

**Type: House**



Nazz Mina  
0451517138



Wayne Tuong  
0420351001

## Auction (USP)

Perfectly positioned on a large, full sized manicured block where leafy garden beds and lush lawns frame this much-loved family home, 15 McGregor Terrace is packed full of surprises and is waiting for you to make it yours! Rosewater is a sleeping giant, only 15 minutes to the city and five minutes to the beach, it's equal parts quirky and historic, with everything you need at your fingertips for a great work/life balance. Nestled amongst a mixture of beautiful old buildings and character homes, Rosewater is highly sought after by the astute home buyer and investor. Showcasing exceptional versatility for all generations of discerning families, professionals and those who just love to entertain, this outstanding c1925 majestic gentlemen's bungalow features spacious living for memories worth a lifetime. Sprawling across a sizeable allotment of over 697m<sup>2</sup> (approx.), it is the ultimate destination for those looking for effortless luxury and lifestyle living. Radiating gorgeous street appeal with re-assuring privacy and security, once you move in you will never want to move again! Exceptionally presented with uncompromising quality, this gracious residence has been transformed with the highest attention to detail and design. From the character charm intertwined with updated contemporary themes, you will adore the stylish, timeless colour palette, high quality features and effortless luxe vibes. Upon arrival, step behind the welcoming façade into a warm and inviting light filled residence, featuring a stunning large entry hallway with beautiful original timber fret work, polished timber floors and neutral tones throughout. Retaining the original spaciousness and charm, comfort continues through a seamless blueprint of open plan living and three generously sized bedrooms plus study/fourth bedroom. Serviced by a stylish heritage bathroom with freestanding cast iron claw bath and frameless shower screen, everyday living is a pleasure on every level. Offering multiple living areas, there is enough room for all! Receive guests to traditional formal living at the front of the property, whilst the kitchen/living/dining at the rear of the property overlooks the enormous outdoor area for more casual living. A detached rumpus room at the rear of the property is perfect for a teenager's retreat, a family games room, a private home office or a quiet accommodation space for when guests come to stay for the weekend. A chef-inspired kitchen with stone bench tops, sleek cabinetry, pendant lighting, 900mm wide gas cooktop, stainless steel appliances and fittings, makes whipping up meals for friends and family a delight. Packed with ample under bench storage, workspace ready benchtops are decluttered for relaxed entertaining. Bring on unrivalled outdoor alfresco dining under the covered outdoor entertaining area with ceiling fan that is perfect for get togethers all year round! As the BBQ master whips up deliciously charred meals, you'll be spending less time in the kitchen and soaking up more of those balmy summer evenings outdoors. Offering extensive off street carparking for 4 cars and a secure garage with roller doors, this cleverly designed home provides fabulous connectivity to the front and rear yards.

What we love:

- Updated throughout, designer character villa on enviable full-size block!
- Beautifully composed contemporary, light filled open plan living and dining
- Large inviting entry hallway with original timber fret work
- Extensive natural light filled seamless living with polished timber floors
- Neutral tones throughout, providing the perfect base for stylish living
- Multiple living areas, lounge with ornate fireplace and mantel and views to picturesque front yard
- 3 generous bedrooms, 2 with built in wardrobes
- 4th bedroom/study
- Beautiful heritage bathroom with frameless shower and cast-iron claw bathtub
- Contemporary kitchen featuring stone bench tops, wide gas cooktop, stainless steel appliances and ample cupboard and bench space
- Multiple reverse cycle split system air conditioning for year-round comfort
- Separate laundry with linen cupboard
- Separate toilet and additional convenient outdoor powder room
- Impressive gardens and lush manicured lawns
- Huge rear undercover paved alfresco entertaining area
- Detached rumpus room and rear garden shed
- Secure garage with direct access to extensive carport and rear yard
- Off-street carparking for 4 vehicles
- Short commute to city and beach
- Nothing to do, just move in!

Auction: Saturday, 2 December 2023 at 11.00am Any offers submitted prior to the auction will still be under auction conditions. It is the purchaser's responsibility to seek their own legal advice and a Form 3 Cooling-Off Waiver. PLEASE NOTE: This property is being auctioned with no price in line with current real estate legislation. Should you be interested, we can provide you with a printout of recent local sales to help you in your value research. The vendor's statement may be inspected at 742 Anzac Highway, Glenelg, SA 5045 for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it commences.