

2 Rosella Drive, Eyre, SA 5121

Sold House

Tuesday, 14 November 2023



2 Rosella Drive, Eyre, SA 5121

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 418 m2

Type: House



Mike Lao

0882811234



Tyson Bennett

0437161997

\$521,500

*For an in-depth look at this home, please click on the 3D tour for a virtual walk-through or copy and paste this link into your browser*Virtual Tour Link: <https://my.matterport.com/show/?m=XStXn6cEERw>To submit an offer, please copy and paste this link into your browser: [https://www.edgerealty.com.au/buying/make-an-offer/Mike Lao](https://www.edgerealty.com.au/buying/make-an-offer/Mike%20Lao), Tyson Bennett and Edge Realty RLA256385 are proud to present to the market a stylish family home ready for you to simply move in and start making memories. Families craving contemporary comfort, convenience and charm will adore this gorgeous three-bedroom, two-bathroom home set on an idyllic corner block within a peaceful and prized pocket of Eyre. As you make your way from the entry through the main hallway, the single-storey layout unfolds to reveal an open-plan kitchen, meals and family room. Easy-care tiled floors are on show throughout including in the kitchen where you will also find a built-in pantry, sweeping Laminate benchtops, stainless steel Euro and Westinghouse appliances including a gas cooktop, electric oven and dishwasher plus there is a breakfast bar for relaxed dining. Enjoy movie night with the family in the spacious family and meals area with sliding doors inviting you to step outside to the expansive pitched roof verandah where you can entertain in style and host your Sunday BBQs. The well-manicured backyard has low-maintenance garden beds, a lawn area for the kids to play plus a sunny patio and 3.2x3.2m shed. All three bedrooms are set off the hallway including the master with a walk-in robe and an en-suite. Bedrooms two and three have built-in robes and easy access to the main 3-way bathroom with a separate toilet, plus there's also an internal laundry for absolute convenience. There is a double carport with dual automatic roller doors and internal and rear access plus ample off street parking space on the double driveway. The choice is all yours whether you wish to move in and make this stunning home your own or offer the property for rent and capitalise on the prized location. Fantastic property features include- 6.6kW solar system with 18 panels- Split-system reverse cycle air-conditioning in the open living area- Double garage with automatic roller doors and internal and rear access- Gabled, pitched roof verandah for all weather outdoor entertaining - External shed for additional storage- Three wall mounted TVs included Ready for a growing family, this incredible home is close by to Swallowcliffe School P-7, John Hartley School, St Columba College, Burke Reserve and Eyre Reserve. You will live just a 2 minute drive from Eyre Village and 5 minutes from Elizabeth City Centre with shopping, entertainment and dining options all on hand and those that commute to the city can be there in less than 40 minutes. Call Mike Lao on 0410 390 250 or Tyson Bennett on 0437 161 997 to inspect! Year Built / 2013 (approx) Land Size / 418sqm (approx) Frontage / 11.07m (approx) Zoning / MPN - Master Planned Neighbourhood/EAC - Emerging Activity Centre Local Council / City of Playford Council Rates / \$1,881.65 pa (approx) Water Rates (excluding Usage) / \$614.80 pa (approx) Es Levy / \$115 pa (approx) Estimated Rental / \$470-\$510pw Title / Torrens Title 6083/425 Easement(s) / Subject to Service Easement(s) Over the Land Marked A(T/F) for Electricity Supply Purposes - See title Encumbrance(s) / Nil Internal Living / 110.1sqm (approx) Total Building / 194.1sqm (approx) Construction / Brick Veneer Gas / Gas Bottle Sewerage / Mains Upsizing For additional property information such as the Certificate Title, please copy and paste this link into your browser: <https://vltre.co/VO585f> Edge Realty RLA256385 are working directly with the current government requirements associated with Open Inspections, Auctions and preventive measures for the health and safety of its clients and buyers entering any one of our properties. Please note that social distancing is recommended and all attendees will be required to check-in. Disclaimer: We have obtained all information in this document from sources we believe to be reliable; However we cannot guarantee its accuracy and no warranty or representation is given or made as to the correctness of information supplied and neither the Vendors or their Agent can accept responsibility for error or omissions. Prospective Purchasers are advised to carry out their own investigations. All inclusions and exclusions must be confirmed in the Contract of Sale.