

**23 Shamrock Way, Roseworthy, SA 5371**



**House For Sale**

Saturday, 18 May 2024

23 Shamrock Way, Roseworthy, SA 5371

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 1419 m2**

**Type: House**



Michael Dittmar  
0875233355



Lee Thomas  
0875233355

## Auction Online | Unless Sold Prior

Michael Dittmar & Lee Thomas are proud to present this generously sized 4 bedroom, 2 bathroom property on a generous 1419sqm (approx) allotment. Nestled in the emerging suburb of Roseworthy this property is ideal for those looking for a tree change, growing families or investors alike! Step directly into comfort when you enter this property! The spacious lounge features floating wooden floorboards and large windows, filling the room with natural light. Delve further in and enjoy the open plan kitchen, meals and additional living space where you can seamlessly prepare meals, entertain friends and family or have a cosy night in. The four well sized bedrooms are spaced throughout the house with privacy and comfort at the forefront. Each bedroom has a light filled window, ceiling fan for ultimate air comfort and ease of access to bathrooms. The low maintenance backyard is a space you can tailor to your own needs! Featuring plenty of space for a veggie garden, children's play area or lawn. Relax after a long day in the undercover paved entertainment area you can easily host BBQ's or take in the peacefulness of your own backyard. Situated in the expanding suburb of Roseworthy, this property is ideally located with close proximity to amenities such as the Roseworthy Hotel, petrol stations, Trinity College Campus and located on the precipice of upcoming developments and Gawler Main Street. Stay connected with surrounding suburbs with the use of public transportation or utilise Main North Road to get to your destination. Features: • Kitchen is equipped with chef grade appliances including a gas cooktop, well sized storage area and generous countertops. • Generously sized pantry for kitchen storage and storage room for extra storage options. • Master bedroom offers relaxation and privacy with a walk-in wardrobe and private ensuite. • Bedroom 3 features a built-in wardrobe. • Wall mounted split system air conditioning at the front and back of the house means you have ultimate air comfort year round. • Ceiling fans in the meals and living areas are ideal for airflow. • Three way main bathroom is ideally located with ease of access, featuring a bath, shower and separate toilet for convenience. • Double carport and a well sized driveway is a great secure off street parking option. • Sought after rear access to the property • Paved undercover entertaining space off the kitchen and family room for a seamless alfresco entertaining experience. • A Tree change while also being a stone's throw away from amenities. • Reasonable sized concreted shed with electricity and lights installed, ideal for tool and equipment storage or hobby workshop. • Generously sized yard is low maintenance and has plenty of room for a children's play area, veggie garden, or vehicle storage. • 8 Solar panels installed at the property. More Info: Built - 1997 Land - 1419 sqm (approx.) House - 178 sqm (approx.) Frontage - 25.4 m (approx.) Zoned - EN - Established Neighbourhood Council - LIGHT Gas - Bottled To register your interest please phone Michael Dittmar on 0451 670 631 or Lee Thomas on 0415 947 572. The safety of our clients, staff and the community is extremely important to us, so we have implemented strict hygiene policies at all of our properties. We welcome your enquiry and look forward to hearing from you. \*Disclaimer: Neither the Agent nor the Vendor accept any liability for any error or omission in this advertisement. All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions. Any prospective purchaser should not rely solely on 3rd party information providers to confirm the details of this property or land and are advised to enquire directly with the agent in order to review the certificate of title and local government details provided with the completed Form 1 vendor statement. RLA 284373