

30 McGregor Terrace, Rosewater, SA 5013



House For Sale

Wednesday, 17 January 2024

30 McGregor Terrace, Rosewater, SA 5013

Bedrooms: 3

Bathrooms: 1

Parkings: 10

Area: 678 m2

Type: House



Rosemary Auricchio
0883473666



Nick Carpinelli
0883473666

Auction | Sat 10th Feb at 1pm On Site (USP)

A touchstone to a bygone era, embrace the space and opportunity with this 1920s character-filled residence in the heart of Rosewater. This home stands proud on an expansive 678m² corner block with a unique charm and undeniable potential. Boasting impressive two street frontages and poised for rejuvenation for those who would appreciate restoring the home's timeless features, from its high decorative ceilings down to its timber floors, invoking the grandeur of its era. The property radiates a spacious promise, with its enclosed rear yard, revealing a detached substantial garaging facility that can accommodate up to 14+ vehicles, offering immense value to collectors or business owners alike, plus a strong opportunity for redevelopment and subdivision potential. A true multi-faceted 3-bedroom family gem that beckons for transformation or conception of a unique business arrangement right from the comfort of this home. Highlights Include: - Formal lounge providing a space for relaxation - Separate kitchen and meals area - Three bedrooms offering ample accommodation - High ceilings throughout the home - 2x open fireplaces - Enormous 250sqm garage/shed space with multi-door access to both street and garden plus established dual driveways adjacent to shed - Garaging facility can easily accommodate 10+ vehicles, or suitable for boat/caravan storage, or storage for business materials - Detached garage/shed has multiple established overhead power access - Gardens with an established orchard and integrated irrigation system serviced by two large-capacity rainwater tanks - Ducted reverse cycle air conditioning - Potential to live in/rent out house separately to shed - Subdivision potential with approved Port Adelaide Enfield Council Consent since the last year Rosewater's ever-growing community makes this unique, multi-opportunity home, a prime address: Well-located with a new children's daycare facility being established further along the same street that proves to be perfect for a starting family to move right in. Plus, a short drive to Port Adelaide Plaza, easy access to transport options and various waterfront cafes by the Port Adelaide River, McNicoll Reserve a stone's throw away and a few minutes' drive to Semaphore South Beach, there won't be anything you'll question about this location. Get in touch with Rosemary Auricchio on 0418 656 386 or Nick Carpinelli on 0403 347 849 to find out more about the property. Disclaimer: 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. All land sizes quoted are an approximation only and at the purchasers discretion to confirm. All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries. RLA 175322