

40 Gill Street, Rosewater, SA 5013



House For Sale

Friday, 5 April 2024

40 Gill Street, Rosewater, SA 5013

Bedrooms: 3

Bathrooms: 1

Parkings: 6

Area: 792 m2

Type: House



Nick Psarros
0871236123



Alex Nilsen
0432036907

AUCTION ON SITE!

Nick Psarros and Alex Nilsen from Ray White Port Adelaide/Largs Bay are excited to offer a renovation enthusiast's ideal project. Boasting a generous allotment of approximately 792 m², the opportunities are endless. This property has on offer generous room sizes, high ceilings, a flexible floorplan and plentiful car garaging all sited in the sought after suburb of Rosewater. MORE TO LOVE:- Expansive 792 m² approx. allotment - Kitchen with extensive bench space and overhead/underneath storage- Cosy living room with a fireplace, ceiling fan and air conditioning- 3 carpeted bedrooms fitted with ceiling fans - Bathroom with separate toilet in laundry - Practical mudroom- Large verandah leading to an expansive backyard- Spacious storage shed, garage, workshop and 3 carports This character home provides an exciting flexibility for various options, build, improve and or develop to suit, limited only to your imagination. This prime location offers proximity to numerous parks, playgrounds, and sports fields, along with Alberton Train Station for quick city access or Port Adelaide for shopping, cafes, restaurants, and boutiques. Just over 10 minutes away, find Westfield West Lakes for extensive shopping and entertainment, or Semaphore beach for outdoor fun, 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. This property is to be sold to finalise a deceased estate. The property is being offered to the market by way of Auction, unless sold prior. At this stage, the executors 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***