

**449 Rosedale Road, Rosedale, SA 5350**



**House For Sale**

Friday, 3 November 2023

449 Rosedale Road, Rosedale, SA 5350

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 7**

**Area: 1490 m2**

**Type: House**



Ross Whiston  
0878068227



Michael O'Rielly  
0478302708

**\$700,000**

Introducing a grand two-storey residence that perfectly marries luxurious living with the tranquil charm of rural life. Positioned just moments from the world-renowned Barossa Valley, this property captures the essence of sophisticated countryside living. **Highlight Features:**

- **A Grand Welcome:** Five spacious bedrooms promise retreat and relaxation. The master bedroom, an epitome of luxury, comes equipped with an ensuite, a generous walk-in robe, and a ceiling fan to ensure year-round comfort.
- **Upper-Level Elegance:** The four bedrooms on the upper level benefit from ducted cooling, ensuring a harmonious living environment. Step out onto a sweeping balcony that stretches across the front of the property, offering panoramic views that are nothing short of breathtaking.
- **Dine with Distinction:** Whether you're hosting an elaborate dinner party in the formal dining area or enjoying a casual meal in the kitchen/meals zone, every culinary experience becomes memorable here.
- **Versatile Living Spaces:** The living room, accentuated with a split system air-con, ensures comfort and style. The separate lounge offers an intimate setting, and for guests or the independent family member, the fifth bedroom on the ground floor offers privacy and its dedicated air-con.
- **Entertainment Haven:** A rumpus room complete with air conditioning and a built-in bar transforms into the ideal space for hosting or unwinding, making every moment special.
- **Functional Additions:** Two garden sheds provide ample storage, and for those who work from home or have a passion project, the front shed incorporates both an office and a workshop.

The proximity to the Barossa Valley is not just about geography-it's a lifestyle. Experience the best of both worlds with serene country living and easy access to the Valley's famous wineries, eateries, and scenic beauty. For families, the convenience of a free school bus service to local towns adds another layer of appeal. This property isn't just a home; it's a statement. A testament to grandeur set against the backdrop of one of Australia's most treasured regions. Dive into this exceptional living experience and make the heart of wine country your home.

**Additionally:** Council - The Barossa Council  
Zone - GN - RuS - Rural Settlement  
Year Built - 1993  
Land Size - 1490 sqm  
Easements - No  
Call Ross Whiston on 0418 643 770 or Michael O'Rielly on 0478 302 708 to register your interest today!

**Disclaimer:** Every care has been taken to verify the correctness of all details used in this advertisement. However no warranty or representative is given or made as to the correctness of information supplied and neither the owners nor their agent can accept responsibility for error or omissions.

Ray White Gawler East RLA 327 615