

# 46 Rosella Street, Encounter Bay, SA 5211

## House For Sale

Thursday, 16 May 2024

46 Rosella Street, Encounter Bay, SA 5211

Bedrooms: 3

Bathrooms: 2

Parkings: 4

Area: 375 m2

Type: House



Paul Price

0885525744

**\$750,000 to \$775,000**

You can sense the tranquility just by looking at this Oakford Homes design - a 3-bedroom lifestyle permeating in day-to-day relaxation with Encounter Lakes and Franklin Parade in privileged proximity. From its cool, unified palette and plantation shutters to the warm, floating floors that drift from front to back, buy into the stylish sensibility of a home that's contemporary, solar efficient, and beautifully understated. For retirees, families, for the holidays or full-time occupancy, it's duly qualified. Double garaging with internal entry goes one better with a wall of inbuilt storage; from the portico arrival, bedrooms 2 and 3 lead the charge against a crisp family bathroom, leaving entertaining - and a master suite turn-in - to the home's rear open-plan living end. Luxe yet relaxed, the 2-pac kitchen recedes into an expansive layout highlighting quality stainless appliances, tall and open storage, a central island bench for grazing, prep or socialising, and sightlines to your guests in the nearby dining zone or outdoors. Here, pebbled gardens, feature plantings, and a gabled, steel-framed alfresco - fully enclosable with café blinds - are the promises a simple pivot through the sliding glass doors. You'll retreat from the chaos to the calm of your master bedroom with plush carpets, ceiling fan comfort, multiple robes, and a sparkling fully tiled ensuite; the full picture making this Rosella encounter, a place to vie for. Zero lawn, maximum lifestyle, low-fuss, high impact 'Zen'-style Japanese gardens, and the best of the Fleurieu in wait... With Encounter Lakes weaving behind you, Franklin Parade and The Bluff at your beck and call, easy drop-offs to Investigator College, Victor's shopping precinct in a 5-minute detour, settling for less isn't an option - it's all here. Relax & let Rosella sway you: C2020 'Mariner' Oakford Homes design 5-star energy rating Approx. 6kW of solar Double garage with ample storage & internal entry Steel-framed alfresco pergola with café blinds 2-pac kitchen with induction cook-top, stainless oven & range-hood Samsung 5-zone ducted R/C A/C system Floating timber laminate floors LED lighting throughout Plantation shutters Exterior steel roller shutter security Rear master with ensuite & built-in robes/drawers Bed 2 & 3 with built-in robes/drawers Fully fenced & low care Japanese 'Zen'-style gardens Lock & leave sensibility