

# 47 Rosetta Village 1-27 Maude Street, Encounter Bay, SA 5211

P.J.D. REAL ESTATE

## House For Sale

Friday, 10 May 2024

47 Rosetta Village 1-27 Maude Street, Encounter Bay, SA 5211

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 280 m2

Type: House



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**\$397,500**

Looking for an alternative to a retirement village, but still seeking the security & peace of mind with like-minded neighbours? Love the security offered, the camaraderie & social facilities available to residents? Want a cosy home that is beautifully presented & maintained with lots of extras too? Then look no further. 47 Rosetta Village in Encounter Bay is here ready & waiting for you now. Set in the very popular Rosetta Village Over 50's Lifestyle Village, in the heart of Encounter Bay, just a short walk to swimming beaches & local cafés. As a resident you have access to all the village facilities including a brilliant community centre that offers all manner of activities, caravan storage plus communal gardens & pretty walking trails & shady sitting areas dotted throughout the village. Inspections are by pre-arranged appointment so please call or email to organise. This attractive home offers everything you could ever want in your retirement. A popular "Sturt" floor plan offers you the practicality of 2 living areas, with superb storage & a stylish new kitchen. Enjoy added features including 10 panel solar system, a quality Daikin R/C air conditioning unit in your formal living room & paved patio entertaining. Garaging is UMR with rear roller door access opening to a converted workshop space. There is convenient guest parking right at your front door! Front deck entry has wide timber steps for easy egress & opens into a beautiful home. Open plan, with a formal lounge & dining room at the front & a second family room at the rear opening to your entertaining area. Big windows draw in the natural light in your front positioned master bedroom & formal areas. Modern timber toned vinyl flooring flows from your front door into the kitchen & family area, with soft toned quality wool carpeting to the bedrooms & lounge. Your kitchen is stunning. Recently updated to incorporate extensive storage with neutral 2-toned cabinets overhead & plenty of large drawers. There is also a generous WI Pantry. Quality appliances include a gas cooktop & convenient electric wall oven. A raised breakfast bar zones the kitchen from the family room & incorporates rear storage as well. Your family room / casual meals area is a cosy room with large patio doors opening onto a covered & paved entertaining space. Main bedroom is spacious. Set at the front with 100% block-out blinds. Plenty of storage for all your apparel in the large built-in robe. Adjacent is your bathroom. Neutral décor with beige tiles & soft feature tiles. Incorporating bath, shower & vanity. W.C is separate. 2nd / guest bedroom is set at the rear. A cosy room ideal for your home office or sewing / craft room with space for a sofa bed for your visitors. Laundry is next door - fitted out with good cupboard & bench storage with an external door opening to the outside via covered porch. Front gardens are filled with pretty aromatic roses. Your rear is very low maintenance with minimal plants and paving. The patio area is sheltered with solid ½ walls & blinds, & the roofing extends over the garage entry to cover a screened workshop space. Garden shed for extra storage. While permanent pets aren't allowed, visiting pets are welcome. Situated in a convenient spot, near to the exit gates at the front of the village & the community hall. All told, this home has been well maintained & cared for & is ready for you to just move on in & as a resident of the village you get the advantage of: No Stamp Duty on purchase - Caravan Storage available + Community Facilities, Communal Gardens and Camaraderie if desired. It all adds up to a perfect, secure retirement base. Call our office on 08 8552 7934 to make a time to view. Disclaimer: While reasonable efforts have been made to ensure that the contents of this publication are factually correct, PJD Real Estate and its agents do not accept responsibility for the complete accuracy of the contents (including but not limited to a property's land size, floor plans and size, building age and condition) and suggest that the information should be independently verified. RLA 266455