

5 Bollmeyer Lane, Rosewater, SA 5013



House For Sale

Saturday, 2 December 2023

5 Bollmeyer Lane, Rosewater, SA 5013

Bedrooms: 3

Bathrooms: 2

Type: House



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AUCTION ON SITE!

Welcome to the ideal family home - A home that seamlessly blends comfort, space, and convenience. This residence has been thoughtfully designed to cater to the needs of a growing family, offering not only ample room to spread out but also a comforting atmosphere that makes every day feel like a retreat. Experience the perfect balance of spacious living areas that foster connection and convenience that simplifies your daily routine. This home is not just a space; it's a haven tailored for a family seeking the ultimate blend of comfort and practicality.

KEY FEATURES:- Double garage with electric roller doors - Brick veneer home - Electric roller shutters on the front windows - Abundance of natural light throughout - Spacious lounge/dining room with a ceiling fan - Kitchen with wooden cabinetry, ample storage & bench space & modern appliances - Kitchen looking out to the backyard - Second dining room - Master bedroom with BIR, ensuite & ceiling fan - 2nd & 3rd bedrooms with BIR & bedroom 2 with a ceiling fan - Bedrooms feature plush carpet - Main bathroom with a spa bath, floor to ceiling tiles & frosted window - Expansive outdoor entertainment space with a large pitched pergola - Storage shed - Manicured front and back gardens - Ducted reverse cycle heating/cooling - Split system air-conditioning

Perfectly located within reach of all desirable amenities. Local shopping is available at Arndale Central, The Port Canal Shopping Centre, Port Mall and The Fisherman's Wharf Markets, along with speciality shopping and entertainment close by, just down the road at West Lakes Shopping Centre. To place an offer on this property, please complete this Letter of Offer form <https://wkf.ms/4a3JIUn>

Disclaimer: Neither the Agent nor the Vendor accept 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 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.***Regarding price. The property is being offered to the market by way of Auction, unless sold prior. At this stage, the vendors 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****The vendor statement may be inspected at 129 Port Road, Queenstown for 3 consecutive days preceding the auction and at the auction for 30 minutes before it starts."