

**7/17 Rosella Street, Payneham, SA 5070**



**Sold Unit**

Friday, 20 October 2023

7/17 Rosella Street, Payneham, SA 5070

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 61 m2**

**Type: Unit**



Michael Duff  
0413234058



Linda Baker

**\$485,000**

Welcoming you with neutral tones and natural light, this unit is beautifully presented throughout and sits on rare 200m<sup>2</sup> (approx) land size with a spacious and established garden. This is the perfect place to call home or add to your investment portfolio. Quietly nestled at the rear end of the group in Rosella Street, this home takes you away from the hustle and bustle of busy streets whilst still being only a few minutes from Adelaide CBD, North Adelaide or Norwood Parade. This property is all about the lifestyle; right across from the oval and playground. Zoned for Marryatville High School and Felixstow Primary, this is one of the most sought after locations Adelaide has to offer. Upon entering the home you will love the modern kitchen with plenty of bench space and gas cooking. The open plan living and dining flows nicely outside via the sliding doors to a paved entertaining area. Accommodation includes two bedrooms, both with built in robes. Serviced by the spacious, updated bathroom, which also doubles up as a laundry room. There is also a linen storage cupboard. Undercover parking with your carport, and a garden shed and clothes washing line. Offering excellent value and a wonderful lifestyle - for further information please call Michael Duff on 0413 234 058. Features Include: Updated unit 200m<sup>2</sup> (approx) land size Open plan living Modern kitchen Gas cooking 2 bedrooms, both with built in robes Spacious bathroom/laundry room Ceiling fans Split system heating and cooling Clothes washing line Garden shed Gas cooking Gas hot water system Established garden with lawn and paved area Car port Fantastic location Rental appraisal of \$450 per week Specifications: C/T: 5001/149. LGA: NORWOOD PAYNEHAM & ST PETERS. Zoning: GN. Land Size: 200m<sup>2</sup> (approx). Build Size: 61 m<sup>2</sup>. Built: 1970. Strata: \$560 per quarter.