

70 Grand Junction Road, Rosewater, SA 5013



House For Sale

Monday, 22 January 2024

70 Grand Junction Road, Rosewater, SA 5013

Bedrooms: 4

Bathrooms: 1

Parkings: 2

Area: 581 m2

Type: House



Nick Psarros
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Alex Nilsen
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AUCTION ON SITE!

Nick Psarros and Alex Nilsen are pleased to present to the market this character home that seamlessly blends classic appeal with contemporary design, offering a perfect balance of timeless character and updated living spaces. Nestled in this home are four bedrooms, one bathroom, and a double garage, making it an ideal haven for a growing family. Highlights include an inviting outdoor entertaining area, a comfortable lounge, and a lush garden with fruit trees. Comprehensive renovations have been undertaken, including a complete rewiring of the entire house, an upgrade to the mains power supply with a new switchboard, and the modernisation of all plumbing infrastructure and ceiling insulation to meet contemporary standards. MORE TO LOVE: *Double brick character home with modern features*Enclosed front garden + verandah*Wide central hallway with ornate ceilings*Wooden floorboards throughout home*Tiled kitchen with ample storage and stone bench top *Kitchen equipped with 900mm conventional oven with 5 gas burner*Split air-conditioning system in the kitchen *Spacious dining room *Lounge area with fireplace feature and built in book shelf *4 generously sized bedrooms with blinds *Bedrooms 1-3 feature a split air-conditioning system and fireplace *Built-in robes in bedroom 1 and 4*Floor to ceiling tiled bathroom with open shower and vanity *Underground wine cellar *Roof storage *Undercover pergola entertainment area*Well maintained garden with established lawn + fruit trees*Outdoor garden shed + built-in clothes line *Gas hot water*Double garage with roller doors*Solar panels Only 15 minutes to the city and five minutes to the beach, Rosewater is equal parts quirky and historic, with everything you need at your fingertips for a great work/life balance. Nestled amongst a mixture of beautiful old buildings and character homes, Rosewater is highly sought after by the astute home buyer and investor. To place an offer on this property, please complete this Letter of Offer form <https://forms.gle/2P3oovTaZZ7VdYjS6>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."