

9 Alice Street, Rosewater, SA 5013



Sold House

Monday, 6 November 2023

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Bedrooms: 3

Bathrooms: 1

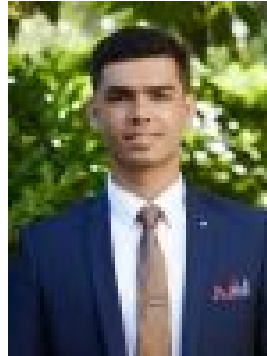
Parkings: 1

Area: 363 m2

Type: House



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\$540,000

Perfectly located just 5 km from Adelaide's Western Beaches including, historic Semaphore Beach and 20 minutes by train to the city, situated on a generous allotment of approximately 363m², where there's enough backyard for the kids to play, with a low-maintenance, north-facing garden. This newly renovated, fresh modern home with extended courtyard living, boasts 3 spacious bedrooms and open-plan living across a bright modern design. Stunning polished concrete floors and fresh neutral tones flow throughout the living spaces with fresh modern ambience. Natural light enters through a wall of windows offering views of the backyard, enhancing your everyday living. Enjoy open plan living where a modern and spacious kitchen overlooks. The kitchen boasts timber look cabinetry and bench tops, wraparound breakfast bar, a corner pantry, double sink with filtered water and stainless steel appliances. Step outdoors and relax under a fullwidth, shade cloth covered pergola, providing ample room for your alfresco entertaining. A generous lawn covered, family friendly rear yard is ideal for the younger kids and the gardener at heart. All 3 bedrooms are of generous proportion with the master bedroom featuring a bay window, walk-in robe and direct bathroom access. Bedrooms 2 and 3 both with built-in robes. A clever three-way main bathroom with open vanity will service both residents and guests while a bright laundry offers exterior access to a central courtyard. A single garage with auto roller door, 10 solar panels, ducted evaporative cooling and newly installed temperature controlled hot water complete a very attractive offering that will be ideally suited to younger families and investors. Currently tenanted at \$530.00 per week until April 2024. Briefly:

- Contemporary courtyard home on family friendly block of approximately 363m²
- Stunning polished concrete floors and fresh neutral tones throughout
- Open plan living/dining with wall of windows offering an outlook over the rear yard
- Generous lawn covered rear yard with established border gardens
- Full width, shade cloth covered pergola overlooking backyard
- Spacious kitchen with views over the living/dining
- Kitchen boasting timber look cabinetry and bench tops, wraparound breakfast bar, corner pantry, double sink with filtered water and stainless steel appliances
- All 3 bedrooms of generous proportion, with fresh quality carpets
- Bedroom 1 with bay window, walk-in robe and direct bathroom access
- Bedrooms 2 & 3 with built in robes
- Clever three-way bathroom with open vanity and separate toilet
- Handy laundry with access to central courtyard
- Single garage with auto roller door
- Ducted evaporative cooling
- 10 solar panels for reduced energy bills
- Temperature controlled hot water
- Alarm system installed
- Great starter, the perfect upscale or ideal investment

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. Adelaide's western beaches are a short drive away or enjoy a game of golf with the Adelaide sand belt golf courses at your disposal. Local unzoned primary schools include Westport Primary, Pennington Primary, Alberton Primary, Hendon Primary & LeFevre Peninsula Primary School. The zoned high school is Woodville High School. Quality private education can be found nearby at Our Lady of Mt Carmel Parish School, Mt Carmel College, TAFE SA Regency Campus. Zoning information is obtained from www.education.sa.gov.au Purchasers are responsible for ensuring by independent verification its accuracy, currency or completeness. Disclaimer: As much as we aimed to have all details represented within this advertisement be true and correct, it is the buyer/ purchaser's responsibility to complete the correct due diligence while viewing and purchasing the property throughout the active campaign. Property Details: Council | City of Port Adelaide Enfield Zone | GN - General Neighbourhood \ Land | TBCsqm (Approx.) House | 179sqm (Approx.) Built | 2002 Council Rates | \$TBC pa Water | \$TBC pqESL | \$TBC pa