

109A Addison Road, Rosewater, SA 5013



House For Sale

Saturday, 29 June 2024

109A Addison Road, Rosewater, SA 5013

Bedrooms: 3

Bathrooms: 2

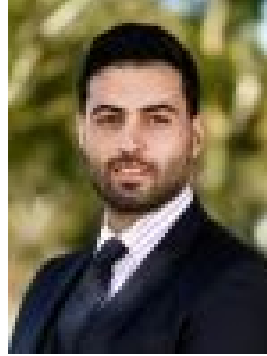
Parkings: 2

Area: 391 m2

Type: House



Justin Peters
0423341797



Thanasi Mantopoulos
0883527111

Auction | Saturday 13th July @ 10am

Offering privacy and security, this spacious home will make an ideal first purchase, family home or investment. Boasting three good sized bedrooms, the master fitted with a walk-in wardrobe and a built-in wardrobe, an ensuite bathroom and a central family bathroom equipped with a full sized bathtub. The modern kitchen has a gas cooktop and dishwasher, as well as plenty of storage and bench space, including a breakfast bar for additional seating. The open plan living and dining area opens out to the undercover entertaining area with decking, which overlooks the backyard and lawned area. Plenty of off-street parking space available, with a single garage plus extra parking to the side. Close proximity to Port Adelaide and St Clair for shopping, cafes and restaurants, Rosewater Foodland within walking distance, plus Westfield West Lakes only a short 10 minute drive away. Public transport is made easy with a bus stop just up the road, and Alberton train station nearby. Great schooling options nearby including Pennington R-6 and Woodville High Schools. Key Features- Three good sized bedrooms, master with built in wardrobe and walk in wardrobe- Ensuite bathroom to main bedroom- Open plan living and dining area- Kitchen with gas cooktop, dishwasher and plenty of bench and storage space- Central main bathroom with full sized bathtub- Laundry equipped with storage- Decked entertaining area under the main roof - Single garage plus additional off-street parking- Ducted reverse cycle air conditioning- Easy care tiled flooring to main living areas, cosy carpets to bedrooms

Specifications
Year built: TBC
Land size: 391sqm (approx)
Council: City of Port Adelaide Enfield
Council rates: \$1041.90pa (approx) ESL: \$115.75pa (approx) SA Water & Sewer supply: \$153.70pq (approx)

All information provided including, but not limited to, the property's land size, floorplan, floor size, building age and general property description has been obtained from sources deemed reliable. However, the agent and the vendor cannot guarantee the information is accurate and the agent, and the vendor, does not accept any liability for any errors or oversights. Interested parties should make their own independent enquiries and obtain their own advice regarding the property. Should this property be scheduled for Auction, the Vendor's Statement will be available for perusal by members of the public 3 business days prior to the Auction at the offices of LJ Hooker Mile End at 206a Henley Beach Road, Torrensville and for 30 minutes prior to the Auction at the place which the Auction will be conducted. RLA 242629