

**41 Margaret Terrace, Rosewater, SA 5013**



**House For Sale**

Saturday, 29 June 2024

**41 Margaret Terrace, Rosewater, SA 5013**

**Bedrooms: 3**

**Bathrooms: 1**

**Type: House**



Benjamin Philpott  
0883435600



David Philpott  
0883435600

## AUCTION Saturday 13/07/24 at 1pm On-Site

Welcome to this charming three-bedroom, one bathroom house nestled in the sought-after suburb of Rosewater. Boasting a convenient location, this property offers a comfortable and spacious living space, perfect for families or those looking for a relaxed lifestyle. As you step inside, you are greeted by a warm and inviting ambiance. The open plan living and dining area is bathed in natural light, creating a bright and airy atmosphere. The neutral color palette and stylish finishes throughout add a touch of sophistication to the space. The well-appointed wood kitchen, featuring ample storage space, gas appliance. It is the ideal place to whip up delicious meals for family and friends. The three bedrooms are generously sized and offer plenty of space. The bathroom is sleek and modern featuring a bathtub and a separate shower, allowing you to unwind and indulge in a luxurious bathing experience. Outside, you will find a low-maintenance backyard, perfect for enjoying the outdoors or hosting gatherings. The single car space provides secure parking for your vehicle, ensuring convenience and peace of mind. Situated in the desirable suburb of Rosewater, this property offers easy access to a range of amenities, including shops, schools, parks, and public transport. The proximity to major road networks ensures a seamless commute to the city center and other neighboring suburbs. An affordable purchasing opportunity – is this your entry into Rosewater? With options to renovate and extend or simply hold, its future is up to you! Property to be Auctioned On-Site Saturday 13th of July 2024 at 1pm Council / City of Port Adelaide Enfield Zoning / General Neighbourhood (Z2102) - GNBuilt / 1910Land / 343sqm approx. Council Rates / \$1,034.55 PA (23-24 approx.) SA Water / \$153.70 + Usage PQES Levy / \$185.60 PA "Allotment 12 shares a driveway with Allotment 13 by way of an Unregistered Right of Way" DB Philpott is proud to service the local area and if you are thinking of selling you should give the team a phone call to arrange a free no obligation market opinion. 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 the market 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's Statement (Form 1), the Auction Contract and the Conditions of Sale will be available for perusal by members of the public - at the office of the agent for at least 3 consecutive business days immediately preceding the auction; and at the place at which the auction is to be conducted for at least 30 minutes immediately before the auction commences. Please note that any offers submitted prior to Auction will be under Auction conditions. It is the Purchaser's responsibility to seek own legal advice and a Form 3 Cooling-Off Waiver. If a land size is quoted it is an approximation only. You must make your own enquiries as to this figures accuracy. DB Philpott does not guarantee the accuracy of these measurements. All development enquiries and site requirements should be directed to the local govt. authority. Purchasers should conduct their own due diligence and any information provided here is a guide and should not be relied upon. Development is subject to all necessary consents. You should assess the suitability of any purchase of the land or business in light of your own needs and circumstances by seeking independent financial and legal advice. RLA 46442