

**4/14 Leader Street, Rosewater, SA, 5013**



**Unit For Sale**

Saturday, 10 August 2024

4/14 Leader Street, Rosewater, SA, 5013

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**

## Low Maintenance & Convenient Living In Rosewater

Positioned in a serene cul-de-sac for optimal peace and privacy, this charming home is a perfect retreat for those valuing a low maintenance lifestyle without compromising on access to all of life's necessities.

The home commands attention with its grand entrance that sets the tone for the generously sized master suite, which boasts built-in robes and private access to the well-appointed two-way ensuite.

The residence showcases a modern kitchen realm where functionality meets style, equipped with extensive cupboard space to satisfy the culinary enthusiast. The open plan dining and family areas seamlessly merge, fostering a congenial atmosphere for family interaction and entertainment.

### Key Features:

- Open plan dining and family areas conducive to entertaining
- Spacious modern kitchen with ample cupboard space
- Three bedrooms, master and third bedroom with built-in robes
- Large two-way ensuite bathroom with separate bath and shower
- Separate laundry room with external exit to the yard
- Lockup garage with roller door and rear access to the entertaining area
- Quiet cul-de-sac location ensuring peace and privacy

Appreciate the lifestyle that Rosewater has to offer. Residents benefit from excellent transportation links that are a testament to the suburb's prime positioning. The proximity to local amenities underscores the thoughtful balance between quiet suburban life and the vibrancy of the adjacent urban locales. Enjoy the convenience of being near the Port Adelaide Shopping Centre, offering a variety of retail and dining options. Additionally, outdoor enthusiasts will love the nearby Pennington Reserve, perfect for leisurely strolls and family picnics.

For more information about the property, please contact Rosemary Auricchio on 0418 656 386 or Nick Keep on 0434 277 315.

### Disclaimer:

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. All land sizes quoted are an approximation only and at the purchasers discretion to confirm. All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries. RLA 175322