



45 Rosetta/1-27 Maude Street, ENCOUNTER BAY, SA 5211

Convenient & Cosy

This attractive Sturt home is super convenient to everything & everywhere in the village.

Set on a corner spot & enjoying an open outlook down the street, the gardens are a delight in spring with golden-hued roses adorning the front garden and provide a cheerful greeting to visitors.

Please refer to internet advertisement for scheduled open times or call Joanne on 0407 524 401 to make a private appointment.

The practical corner location & desired Sturt floor plan make this home an inviting place to choose to spend your retirement days in.

The front verandah entry opens to a fresh & inviting home. Newly updated carpets & soft grey toned walls make for a modern & light home.

A formal entrance hall leads to your formal I-shaped lounge & dine have views down the street & overlook your rear entertaining deck. Home to the split system R/C air

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

TYPE: For Sale

INTERNET ID: 300P183542

SALE DETAILS

\$440,000

CONTACT DETAILS

Elders Victor Harbor
11-13 Victoria Street
VICTOR HARBOR, SA
08 8555 9000
RLA: 62833

Joanne Dean
0407 524 401

conditioning & feature lighting with shelving for display.

Master bedroom is to your left of the entry. A generous sized room with large bay window to let the natural light in. Ceiling fan & generous Built-in robe for storage. Smaller 2nd bedroom is situated to the rear of the home. A space-saving cavity slide door makes for easy access. Wet areas are convenient to both bedrooms, practical & neutral with white fittings & soft grey tiles & decoration.

Kitchen is a practical space with generous storage options including WI Pantry. Wide preparation bench zones from the family space. Gas hob & convenient electric wall oven with dedicated microwave space, All decorated in soft grey tones.

Your family room enjoys practical tiled floors. Home to the NBN this is the ideal office space or a great 2nd TV room. Opening via a wide patio door to the entertaining deck & a sun trap for the winter afternoon sunshine. Sit & relax at your pleasure.

Gardens are very low maintenance, mostly paved with corner garden bed. Garage is oversized & fully lined & enclosed with both front & rear roller doors for drive-thru access providing on-site visitor parking if needed.

Don't miss this opportunity to purchase your perfect, secure retirement base & benefit from No Stamp Duty on purchase - Caravan Storage available + Community Facilities, Communal Gardens & Camaraderie if required - What better place to live?

Disclaimer: We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein. RLA 62833

- Bedrooms: 2
- Bathrooms: 1
- Car Parks: 1
- Single garage







