



122 Rosett/1-27 Maude Street, ENCOUNTER BAY, SA 5211

Picturesque Outlook

To the distant hills of Encounter Bay,

Set right across the road from one of the pretty communal parks in the village, you will enjoy the open outlook from your front verandah & formal living area from this beautifully maintained home. Situated in a convenient, central location in the heart of Rosetta Village, it is an easy walk to the community centre, the main office & all the facilities the village offers. Loads of visitor parking is just around the corner & the convenient end of street position benefits from the shady reserve neighbouring the home.

- Available to inspect by appointment if there are no open inspections advertised. Please call 08 8552 7934 to arrange.

A modern home in excellent condition.

The practical Sturt design offers you multiple living areas inside plus a huge bonus of a fully enclosed rear sunroom - a great spot for enjoying the company of visitors all year round or relax & drink in the winter warmth.

TYPE: For Sale

INTERNET ID: 300P183553

SALE DETAILS

\$449,000 - \$459,000

CONTACT DETAILS

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

Joanne Dean
0407 524 401

DÃ©cor is neutral & modern with on-trend floating flooring in your kitchen & family rooms, soft carpeting in the formal areas & bedrooms.

The perfect home to enjoy your retirement years.

Easy-care predominantly paved front gardens border the home. Step inside the home via the elevated verandah with new timber deck flooring.

Carpeted front entrance opens to your formal lounge & dining room at the front of the home. Enjoy the pretty outlook to the park opposite. A spacious room, home to the R.C air conditioner, with ceiling fan and external roller shutters to guard against the hot afternoon sunshine in the height of summer. Dining alcove is in the "L" with window views to the rear sunroom.

Centrally located kitchen offers excellent overhead & under bench cabinetry plus large drawer storage & deep walk-in pantry. dishwasher & filtered water plus convenient gas cooking. Raised bench zones from the adjoining family / casual meals area.

Both bedrooms are equipped with built-in robes & ceiling fans & roller shutters. Main bedroom sits at the front looking to the front garden. A central hallway is home to two large banks of 3-door storage cupboards. Bathroom & toilet are positioned between the bedrooms. Soft beige & cream toned fittings & tiling. Handrails in the shower alcove for safety. Laundry has rear access to the far side via a long ramp. Garden shed & paved space for outdoor table. Or room for 2 vehicles via the covered carport with auto roller door entry.

Rear sunroom is enclosed & weatherproof - enjoy year-round use for entertaining or simply relaxing with a glass of wine & a good book! Deck floor is covered with outdoor carpet & the walls are lined with sliding windows on the upper level. Zip track shade blinds provide shade & enclose the doorway. Step down into back garden. Paved pathways border garden beds that are ready & waiting for you to plant.

1.6kw solar & instant gas HWS helps with your outgoings & NBN is connected to the property. In a quiet & pet free location.

Enjoy living on the South coast, appreciate the benefits of the lifestyle & join in all activities on offer in the Village. No stamp duty & rent assistance to qualified customers make this an economical retirement option.

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

- Land Area 220.00 square metres
- Building Area: 110.00 square metres
- Bedrooms: 2
- Bathrooms: 1
- Single garage









