



## 103/1-27 Maude Street, ENCOUNTER BAY, SA 5211

### Easy Care & Easy Living!

If retirement is on your mindâ#

And you are thinking about downsizing your home, looking for security & a peaceful lifestyle, a place you can lock up & leave knowing it will be safe while you travel to your hearts content?

Then 103 Rosetta Village is the perfect home for you.

Situated in a quiet, central spot in the Village, close to the main office & community centre, the location is perfect for you to take a gentle walk to the local beaches & cafes at Encounter Bay & the Lakes, the local Library, sporting grounds & the RSL.

This timber cottage-style Sturt design offers you the flexibility in the floor plan. Fresh & modern décor in neutral grey & white tones flow throughout the home (it has been recently painted throughout) and there are new soft grey carpets in the front lounge & 2 bedrooms. Practical floor tiles flow through the rest of the home. The additions of Solar Panels & Roller shutters, ceiling fans in most rooms & Split system R/C A/C enhance your creature comforts & your budget.

**TYPE:** For Sale

**INTERNET ID:** 300P183562

#### SALE DETAILS

**\$449,000**

#### CONTACT DETAILS

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

**Joanne Dean**  
0407 524 401

Outside offers plenty of space for the keen gardener, & relaxing or entertaining is a breeze under the tall paved rear verandah. Secure parking for your vehicle in the fully enclosed & oversized UMR garage with rear access door to the back yard.

- Available to inspect by private appointment if there are no opens scheduled. Call Joanne on 08 8552 7934 to arrange.

Perfectly positioned, at the quiet end of the street, with convenient visitor parking at your front door.

This attractive home enjoys the winter sunshine on the front of the home. Bordered by easy care front yard. Elevated front decking opens into the front entrance hall. Step into the sunny lounge room. Modern soft grey tones with darker feature wall. Quality window treatments with matching pelmet & soft lacy scrim matching pelmet & feature pendant chandelier lighting make this a cosy formal space. The new carpets grace the lounge floor while the dining alcove adjacent has practical floor tiles. Concertina doors to enclose the room if desired.

Your Kitchen is central to the home, offering loads of drawer-storage for easy access & a generous walk-in Pantry store. Ample room for your fridge too. Stainless sink with 1.5 bowls & filtered water. Electric cooking. A handy raised breakfast bar zones the kitchen from the adjoining family room.

Hallway is home to 2 x 3-bay storage cupboards & opens into the family room. A versatile 2nd living space & ideal for multi-use - a 2nd TV room, casual meals, home office, Home to the modern split-system R/C Air-conditioning unit for your heating & cooling + trendy ceiling fan. Wide patio doors open onto the paved, covered outdoor entertaining area - a huge space ideal for year-round use with lighting & ceiling fan. Bordered by gravelled space perfect for pots of colour or pop down a small table & chairs & enjoy the sunshine. Some timber screening & shade cover for privacy.

The main bedroom is positioned at the front of the home. A good space with new carpets & a striking feature wall. Matching drapes & pelmet are also good quality. Ideal storage in the big floor to ceiling built-in robe. Ceiling fan creates a soft breeze & the external roller shutters shade the room from the summer sunshine. A second guest bedroom is situated at the back of the home.

A full bathroom is fitted with shower, bath & vanity unit. Decorated in soft, neutral tones with pretty feature tile & display shelf. Handrails & good natural light. Toilet is separate & the large laundry opens to the side yard via a covered, trellised porch-way.

The garage has been extended & is perfectly set up for the home handyman with a work area offering natural light via small window, work bench, plus floor & wall cupboards for extra storage. There are 2 garden shed for your garden implements & tools & the grounds are paved with garden beds offering plenty of space for you to add your own green fingered touches.

Set in a quiet Pet-Free area of the Village.

Rosetta Village offers you a safe & secure living option with the bonus of NO STAMP DUTY on purchase & all the benefits of living with like-minded neighbours.

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

- Building Area: 120.00 square metres
- Bedrooms: 2
- Bathrooms: 1
- Single garage















