

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

### A Fine Retirement Awaits!

Experience retirement living at its finest in this beautifully presented Sturt home, in the very popular Rosetta Over 50's Lifestyle Village. Set on a convenient corner position & enjoying the benefits of just 1 neighbour. A very pretty cottage-style home that has been exceedingly well maintained. Enjoy the quality of life & facilities available in the Village, surrounded by like-minded neighbours.

Step inside to a modern home, with plush carpeting to the front formal areas. The flowing floor plan offers you formal lounge & dine at the front of the home & a second living area / family room to the rear. A central kitchen featuring classic cream tones offers good storage options including a large walk-in pantry store, gas cooktop & filtered water. A raised bench zones from the family room.

L-shaped lounge & dining room is an elegant space. Set at the front of the home overlooking the front veranda. Feature lighting & updated R/C air-conditioning with neutral window treatments.

Your master bedroom is fitted with a built-in robe & enjoys added space provided by the bay alcove. The second bedroom is set at the rear of the home & perfect for use as a guest space or craft room! Outdoor awning shelters from the afternoon sunshine.

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:** 300P185596

#### 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

Your family room opens out to a raised entertaining deck. A pretty, sheltered space surrounded by a lattice enclosure. Overlooking the adjoining village gardens this is a delightful, secluded spot â## perfect to enjoy peaceful times listening to the birdlife in the trees or enjoying the company of friends or family.

Bathroom is fresh & light. Fully tiled to the ceiling, with vanity & large shower alcove + WC. Enjoy the benefit of an adjacent 2nd WC. Laundry is also fully tiled & opens to the side yard.

Additional highlights include a separate hot water unit for the kitchen sink + the instant gas HWS for the wet areas. A 1.4kw Solar system helps to keep running costs at a minimum.

Outdoors has 2 large sheds for workspace / garden storage & suchlike. Gardens are easily maintained & bordered by paved pathways. Open ended garage with extended veranda provides undercover vehicle parking in your own yard for up to 2 vehicles.

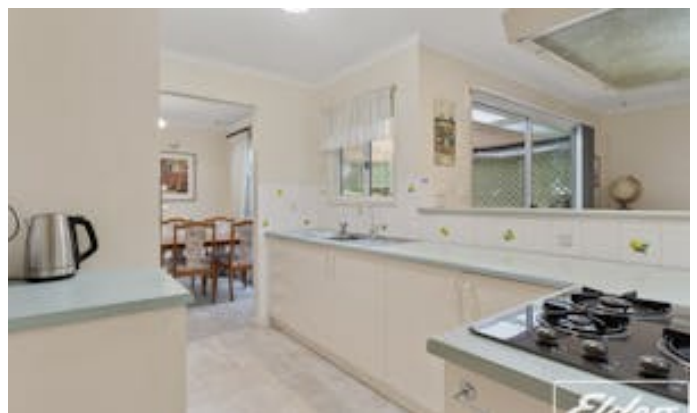
Situated in a great spot in the village, just a few minutes' walk to the community hub, the office & the bus stop at the front gates plus the bonus of NO STAMP DUTY payable on purchase, you wont find a better spot to spend your retirement, here on our lovely South Coast.

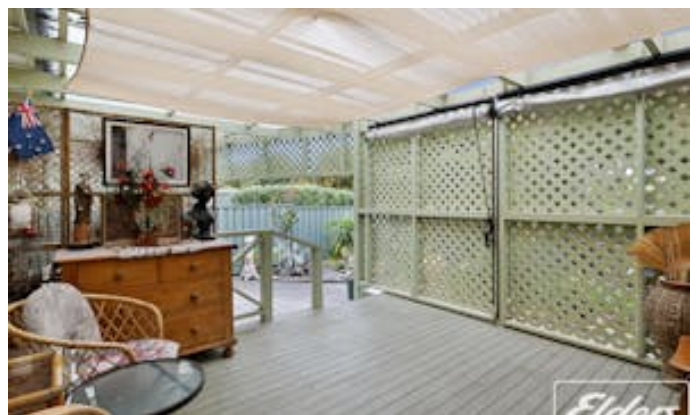
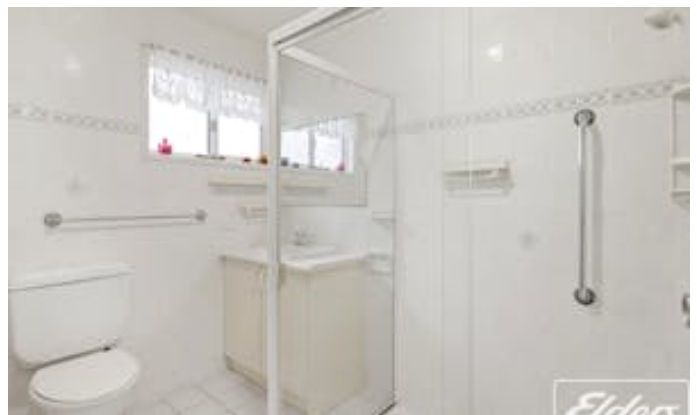
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Other features: Carpeted, Close to Transport, Window Treatments

- Land Area 280.00 square metres
- Building Area: 110.00 square metres
- Bedrooms: 2
- Bathrooms: 1
- Car Parks: 1
- Single garage



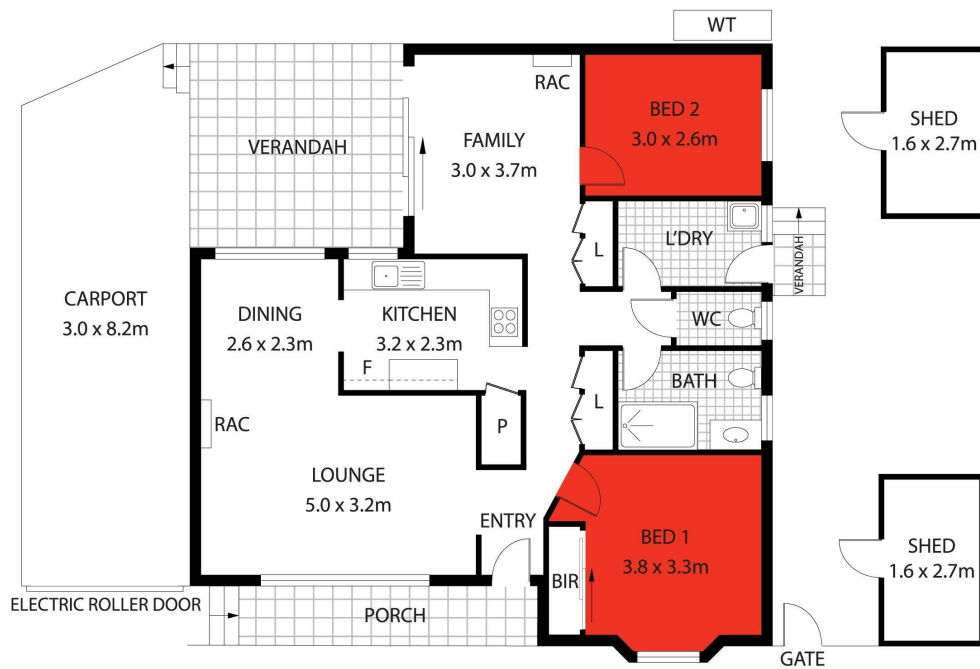








70 Rosetta Village,  
VICTOR HARBOR



This Drawing is for illustration purposes only.  
Not To Scale. All measurements are internal and approximate.  
Details intended to be relied upon should be independently verified.  
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