



1 Roscrow Court, CLARE, SA 5453

Space, Updates and Established Gardens on a Generous Allotment

Positioned in a quiet court location, this well-maintained family home delivers outstanding space, flexibility and recent upgrades on an impressive 1,267sqm allotment.

Designed with growing families in mind, the home offers multiple living zones to accommodate every stage of life. A formal lounge provides a peaceful retreat, while the spacious open-plan kitchen and dining area flows seamlessly into a second living zone. A generous rumpus room with built-in storage adds further versatility, ideal as a games room, media space or potential fifth bedroom.

At the heart of the home, the freshly renovated kitchen combines style and practicality, featuring an induction cooktop, dishwasher and ample preparation space. It connects effortlessly to the main living areas, making everyday living and entertaining easy. The main bathroom and laundry have also been thoughtfully renovated, and the home has been freshly painted throughout recently.

Comfort is assured year-round with ducted reverse cycle air conditioning and a combustion heater, providing efficient climate control in every season.

TYPE: For Sale

INTERNET ID: 300P193166

SALE DETAILS

\$850,000

CONTACT DETAILS

Elders Real Estate Clare Valley / Burra

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The home comprises four bedrooms and two bathrooms, including a master suite with ensuite. With approximately 234sqm of internal living, the home offers substantial proportions without compromise.

Outdoor living is equally impressive. A southern pergola creates a sheltered entertaining area, while the northern pergola, draped in established wisteria vines, provides a charming garden retreat. The enclosed rear yard features vegetable patches, fruit trees and established gardens, offering both privacy and productivity.

A substantial 9m x 6m shed with a 3m wide verandah and tool bench caters perfectly to trades, hobbyists or additional storage needs. Completing the package is a 22,000 litre rainwater tank with pressure pump, adding practical efficiency to the property.

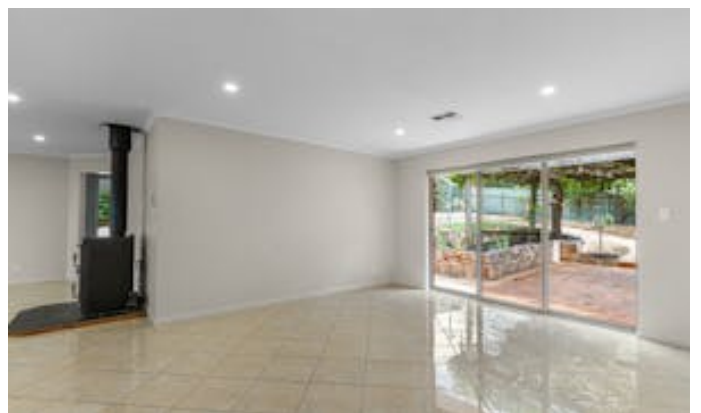
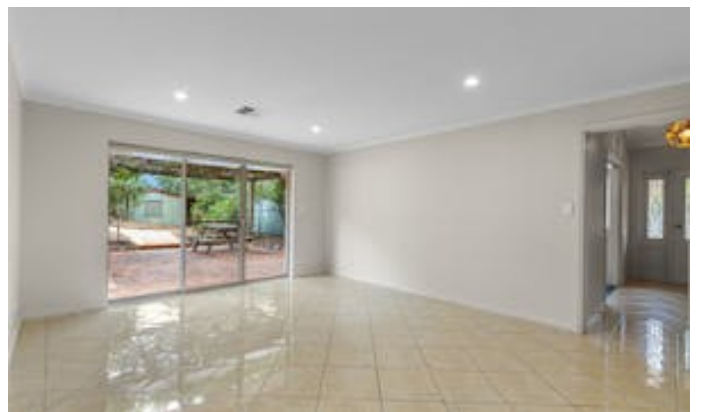
Additional features include:

- Four bedrooms
- Two bathrooms (main and ensuite)
- Formal lounge plus multiple living zones
- Large rumpus room with built-in storage or optional fifth bedroom
- Double garage with additional off-street parking
- Renovated kitchen, main bathroom and laundry
- 22,000L rainwater tank with pressure pump
- Enclosed yard with established gardens, Fruit trees and substantial rear shed

Offering size, functionality and a peaceful Clare setting, this home presents a standout opportunity for families, up-sizers or buyers seeking space both inside and out.

Other features: Window Treatments

- Land Area 1,267.00 square metre
- Building Area: 234.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Car Parks: 2
- Double garage











Living:	231.67sqm
Verandah:	36.38sqm
Garage:	33.60sqm
Wood Store:	9.60sqm
Entertaining/Shed:	106.80sqm
Total:	418.05sqm

This drawing is for illustration purposes only.
All measurements are internal and approximate.
Details intended to be relied upon should be
independently verified.
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