



## 3 Rosalie Avenue, TANUNDA, SA 5352

Beautiful solid home in the heart of Tanunda!

Welcome to 3 Rosalie Avenue, Tanunda - a loved and beautifully maintained double brick residence that blends solid 1970s craftsmanship with modern comfort, all set on a fantastic allotment of approximately 730sqm in the heart of Tanunda.

From the moment you arrive, this home exudes warmth, space and timeless appeal. Built in 1976 and thoughtfully updated over time, it offers the kind of quality and longevity that only a solid double brick home can provide. Inside, you'll find four generously sized bedrooms, ideal for growing families, guests or those wanting a dedicated home office. The centrally located bathroom has been stylishly updated with a modern finish, ensuring everyday living is both practical and comfortable.

The heart of the home is light-filled and inviting, enhanced by polished floorboards that add character and charm throughout. Large windows allow natural light to pour in, while roller shutters provide privacy, security and excellent climate control. Comfort is assured all year round with split system air conditioning, a cosy combustion fireplace for winter evenings, and ceiling fans to the master bedroom and main living area.

Step outside and discover an entertainer's delight. An undercover outdoor area overlooks the lush lawn and spacious backyard - the perfect setting for family

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:** 300P193631

**SALE DETAILS**

**\$752,000 - \$809,000**

**CONTACT DETAILS**

**Barossa**

127 Murray Street

Tanunda, SA

(08) 8562 2883

RLA: 62833

**Nicola Biagi**

0424 975 413

gatherings, weekend barbecues or simply relaxing with a coffee. The fully fenced yard offers peace of mind for children and pets, while a separately fenced vegetable garden keeps your produce protected and thriving.

Adding to the appeal are three versatile sheds, ideal for storage, hobbies, tinkering or even a man cave. All feature solid flooring, with the largest shed offering power - a fantastic bonus for trades, creatives or home projects. Sustainability has also been considered, with a solar system in place to help reduce energy costs and improve efficiency.

With ample room for kids and pets to play, and positioned in a quiet, convenient location close to everything Tanunda has to offer, this is a wonderful opportunity to secure a solid, comfortable and character-filled home. Whether you're a small family, couple, investor or downsizer, 3 Rosalie Avenue offers lifestyle, space and enduring value in one of the Barossa's most sought-after townships.

## Details

Title: Torrens

Build Year: 1976

Frontage: 19.1m approx.

Zoned: N - Neighbourhood

Council: Barossa

Sewer: CWMS

Hot Water: Electric

Solar: Yes

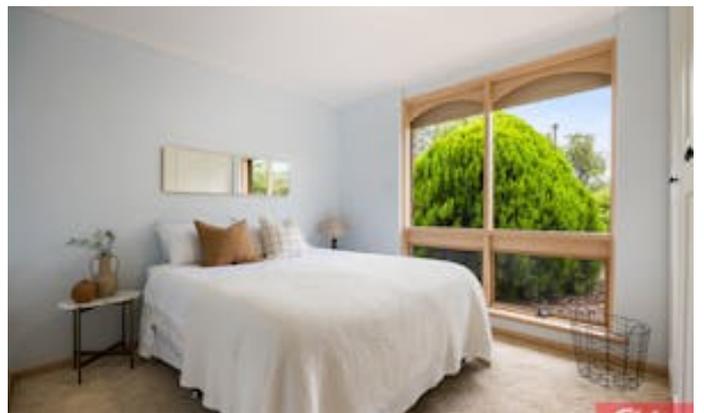
NBN: Yes

## Disclaimer:

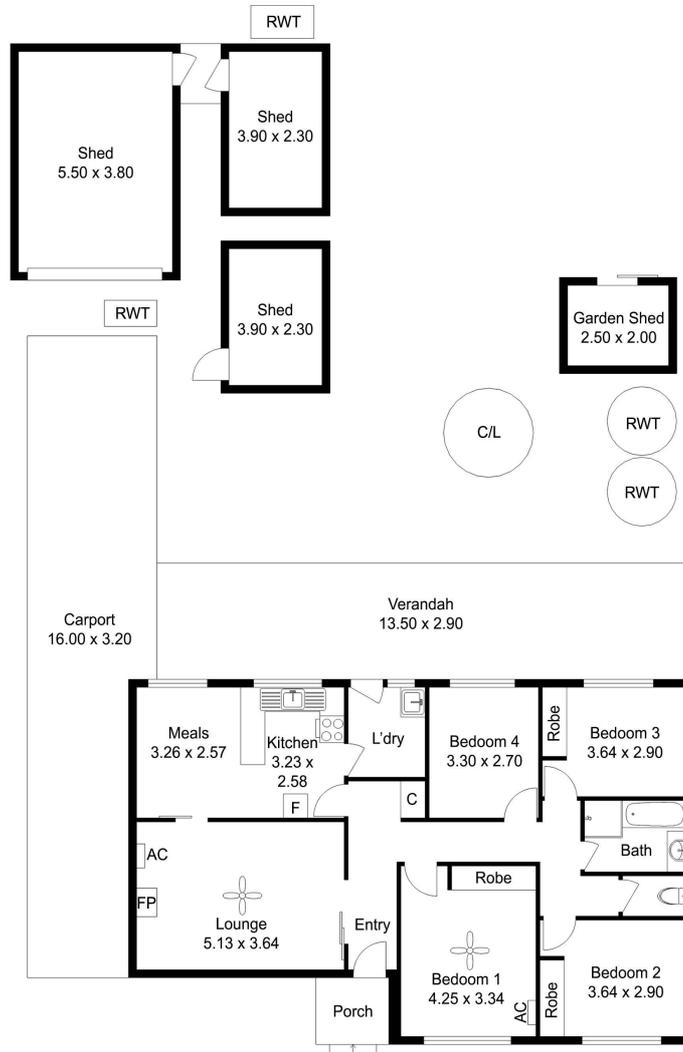
We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies, or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein. Elders Real Estate RLA62833

Other features: Car Parking - Surface, Close to Schools, Close to Shops, Close to Transport, Openable Windows

- Land Area 730.00 square metres
- Building Area: 119.00 square metres
- Bedrooms: 4
- Bathrooms: 1
- Single garage
- 3 car carport
- Floorboards







Living:	108 m <sup>2</sup>
External:	106 m <sup>2</sup>
Shed:	26 m <sup>2</sup>
Total:	240 m <sup>2</sup>

### 3 Rosalie Avenue, Tanunda

Disclaimer: All measurements are approximate and are provided for illustrative purposes only. While every effort has been made to ensure accuracy, actual dimensions may vary. Interested parties should conduct their own enquiries.