



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

Budget Beauty.

Welcome to 103 Rosetta Village. A budget conscious retirement option for those looking to enjoy a peaceful & secure home in Encounter Bay.

This timber cottage-style "Sturt" design home offers you 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 & help with your budget.

Outside offers plenty of space & scope for the keen gardener & relaxing or entertaining is a breeze under the tall paved rear verandah. The extended Garage offers secure parking for your vehicle + is set up for a fantastic workshop for the handy person. A personal access door opens onto the back verandah.

Available to inspect by private appointment if there are no opens scheduled. Call Joanne on 0407 524 401 to arrange.

TYPE: For Sale

INTERNET ID: 300P194066

SALE DETAILS

\$389,500

CONTACT DETAILS

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

Joanne Dean
0407 524 401

Perfectly positioned, at the quiet end of the street, with convenient visitor parking at your front door. This attractive home is a warm & cosy spot during the winter months, with the afternoon sunshine streaming into the front of the home.

Elevated front decking opens into the front entrance hall.

Step into a sunny formal lounge room. Modern soft grey tones with darker feature wall. Quality window treatments with matching pelmet & soft lacy scrim & feature pendant chandelier lighting make this a cosy space. The new carpets grace the lounge floor while the dining alcove adjacent has practical floor tiles. Concertina doors to enclose the room to keep the winter warmth in.

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 & ½ bowls & filtered water. Electric cooking. A handy raised breakfast bar zones the kitchen from the adjoining family room.

Storage in the home is excellent with 2 x 3-bay storage cupboards in the hallway & opens into the family room. This area is 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 a graveled space that is perfect for pots of colour or pop down a small table & chairs & enjoy the sunshine.

The main bedroom is positioned at the front of the home. A good sized room with new carpets & an attractive 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.

The central bathroom is fitted with shower, bath & vanity unit. Decorated in soft, neutral tones with pretty feature tile & display shelf. Handrails for safety & 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 to create the perfect workshop for the home handyman. Natural light comes in through a small window. A built-in work bench plus plenty of floor & wall cupboards for extra storage. There is an automated roller door at the front, with a personal access door opening to the front verandah.

Front garden is very easy-care with, while the rear garden is mostly paved with native bordering plants, some gravel areas & raised garden beds offering plenty of space for you to grow your own veggies & pretty it up. There are 2 garden sheds extra storage.

Surrounded by lovely neighbours & withing easy walking to all the village facilities & front gates, this home is a perfect retirement or semi-retirement choice, benefiting from all that the lifestyle Rosetta Village offers its residents, and with the added bonus of no stamp-duty on purchase.

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

Other features: Close to Shops, Close to Transport, Roller Door Access, Window Treatments

- Land Area 280.00 square metres
- Building Area: 120.00 square metres
- Bedrooms: 2
- Bathrooms: 1
- Single garage









