



123 Rosetta Village / 1-27 Maude Street, ENCOUNTER BAY, SA 5211

Position Perfect

Enjoy retirement living in this spacious & bright north-facing home, perfectly positioned to capture the warm winter sunshine in your front facing bedrooms & living areas.

The home is in a very convenient position in the heart of Rosetta Village, just a few metres from the Community Hall & with the benefit of loads of visitor parking at your front door.

Benefitting from some updating & repainting, the addition of 20 Solar Panels, shade awnings to your front verandah, fixed awnings to the back decking, dishwasher, & modern flooring, there is very little that you will need to do, so you can just move in & enjoy your retirement with ease.

A pretty home, on a corner position, that has been well maintained. Easy access & entry for all via the ramped & sheltered front decking with verandah cover, that allows you to step right inside to the spacious, open-plan lounge & dining room - bright & sunny space that benefits from an updated split-system R/C Air conditioning & ceiling fans that provides good climate control in both summer & winter.

TYPE: For Sale

INTERNET ID: 300P194086

SALE DETAILS

\$425,000

CONTACT DETAILS

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

Joanne Dean
0407 524 401

Contemporary, grey-toned kitchen is adjacent. Offering privacy behind the large bench with raised breakfast bar. Ample cupboard storage including a convenient full-length pantry cupboard with pull-out drawers. Modern appliances include the gas upright stove & a full-sized stainless-steel dishwasher.

Sliding glass patio doors open from the dining alcove onto a good sized, private raised deck area. This is the perfect all-year-round outside entertaining space. Privacy is ensured with the newly installed, fixed shade awnings on the western elevation.

Central hallway accesses the two bedrooms & wet areas. Main bedroom is generous in size & has great storage in the large WIR. 2nd "guest" bedroom is adjacent & would make an ideal home office. Both bedrooms are fitted with ceiling fans.

Your wet areas are bright & light & decorated in soft blue, white & grey tones. Bathroom is fitted with safety rails & offers you the convenience (& bonus) of a second toilet, with the main WC adjacent. Laundry has rear access to the back deck.

The home has 20 Solar panels fitted to help with your outgoings & the exterior has been painted in recent years, so upkeep is minimal. Carport is UMR & opens to the back yard which is very easy-care. A good-sized storage shed is the perfect home for your garden tools or a great workshop for tinkering in.

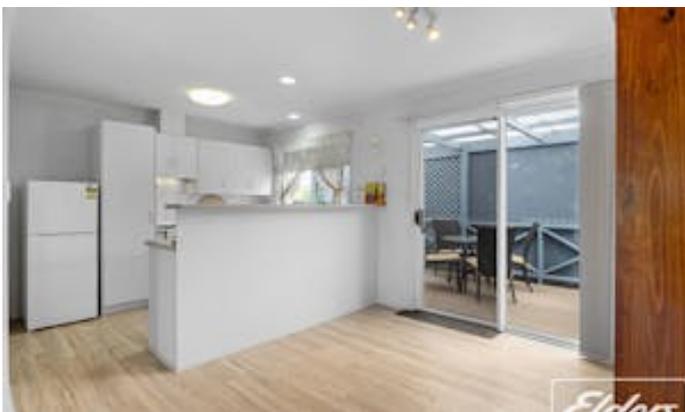
Embrace the peace & privacy of the over-50's Lifestyle provided by Rosetta Village. Enjoy access to all the Village facilities & activities, & with the savings \$\$\$ from no stamp-duty payable on purchase you can enjoy a low-cost retirement destination, surrounded by other like-minded neighbours. Sorry no permanent pets are allowed in this part of the village, but you can look after visiting pets for a short period of time.

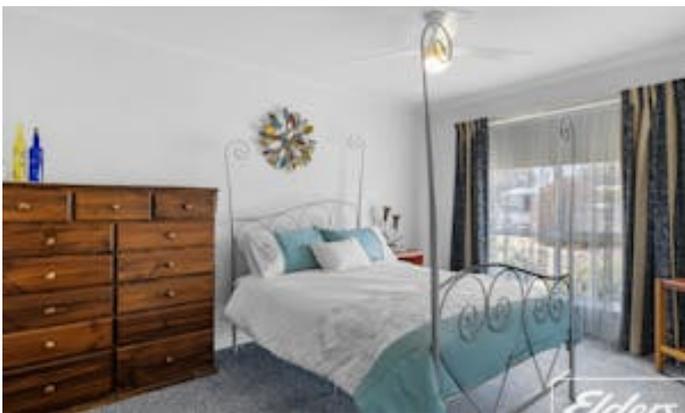
Please call to take a look inside at your convenience.

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 Transport, Roller Door Access, Window Treatments

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









Unit 123, Rosetta Village,
ENCOUNTER BAY



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.
Produced by Open2view.com