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

Space to Live, Relax & Enjoy

Welcome to 217 Rosetta Village - a beautifully presented & impeccably maintained "Sturt" home nestled amongst gorgeous established gardens. Stylishly decorated, this delightful residence offers relaxed living with absolutely nothing left to do but unpack & enjoy.

Boasting an extended floorplan with generous proportions throughout, this inviting home is perfectly positioned on a convenient corner allotment within a central, pet-friendly pocket of the village.

• Please call to arrange your private inspection if no open inspection times are currently advertised.

A front access ramp welcomes you into the home, framed by pretty roses. Step inside the entrance hall that leads through to an elegant formal lounge at the front of the home, where modern dÃ©cor, feature painted walls, soft wall lighting & downlights create a warm, sophisticated atmosphere.

The stylish galley kitchen is finished in contemporary grey & cream tones & designed

TYPE: For Sale

INTERNET ID: 300P196465

SALE DETAILS

$465,000

CONTACT DETAILS

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

Joanne Dean
0407 524 401

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for effortless everyday living. Featuring a gas cooktop, electric under-bench oven, abundant cabinetry including overhead cupboards, microwave shelf & an impressive walk-in pantry. A raised bench seamlessly connects the kitchen to the expansive family room, currently used as a dining area, creating a wonderful hub for entertaining & daily living.

The spacious master bedroom offers a peaceful retreat with soft neutral tones, beautiful natural light, quality window furnishings, & a generous built-in robe. Positioned privately at the opposite end of the home, the guest bedroom is equally spacious & also includes excellent robe storage.

Centrally located between the bedrooms, the bathroom includes both shower & bath facilities, with an adjoining separate toilet. The hallway provides excellent storage with twin banks of linen cupboards, while the laundry offers direct external access & a second ramp for easy convenience.

A true delight of this home is the enclosed sunroom / entertaining area at the rear of the home. Accessed from the family / dining space. Fully lined with windows to let in air flow & light. Your indoor plants will flourish! Garage is oversized & fully enclosed with automated roller door entry.

Outside, the gardens are a true delight - lush, spacious, and filled with greenery, flowering shrubs, citrus trees, and veggie beds tucked neatly to one side. A large shed provides excellent storage for tools & gardening equipment, while secure fencing creates a safe haven for your beloved fur-baby. The home also enjoys the added privacy of bordering village gardens on one side.

Additional features include:

• Solar panels for energy efficiency

• Twin reverse-cycle split systems

• Filtered water system

• Oversized enclosed garage with automated roller door

As a resident of Rosetta Village, you'll also enjoy access to fantastic community facilities, caravan storage, & village security. Plus, there is no Government Stamp Duty payable on purchase, & eligible buyers may qualify for Centrelink rent assistance depending on individual circumstances.

This truly delightful home offers comfort, space, lifestyle, & charm in equal measure - be sure to make time to inspect & experience all it has to offer.

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: Carpeted, Close to Transport, Openable Windows, Security System, Window Treatments

- Land Area 220.00 square metres
- Building Area: 120.00 square metres
- Bedrooms: 2

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- Bathrooms: 1
- Single garage

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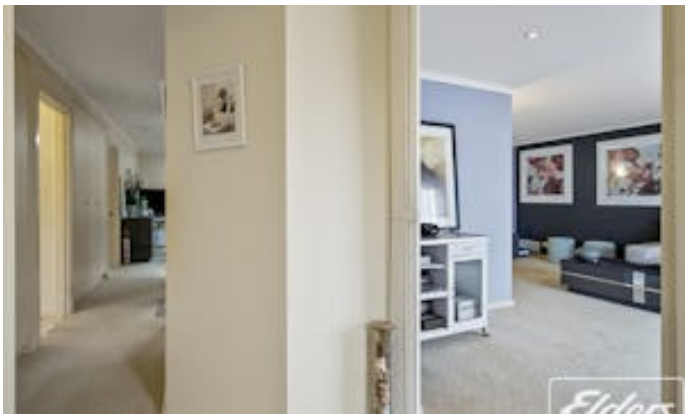

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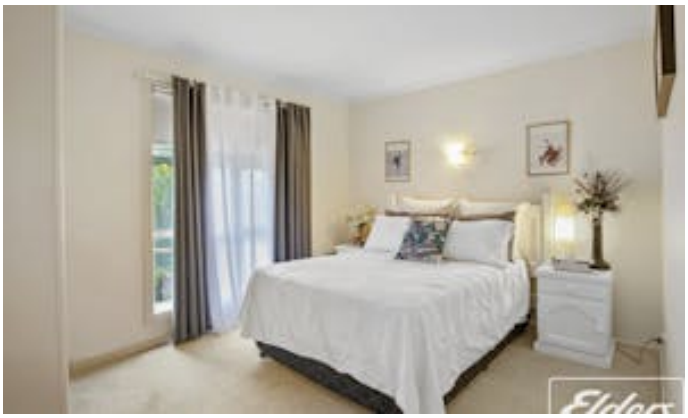

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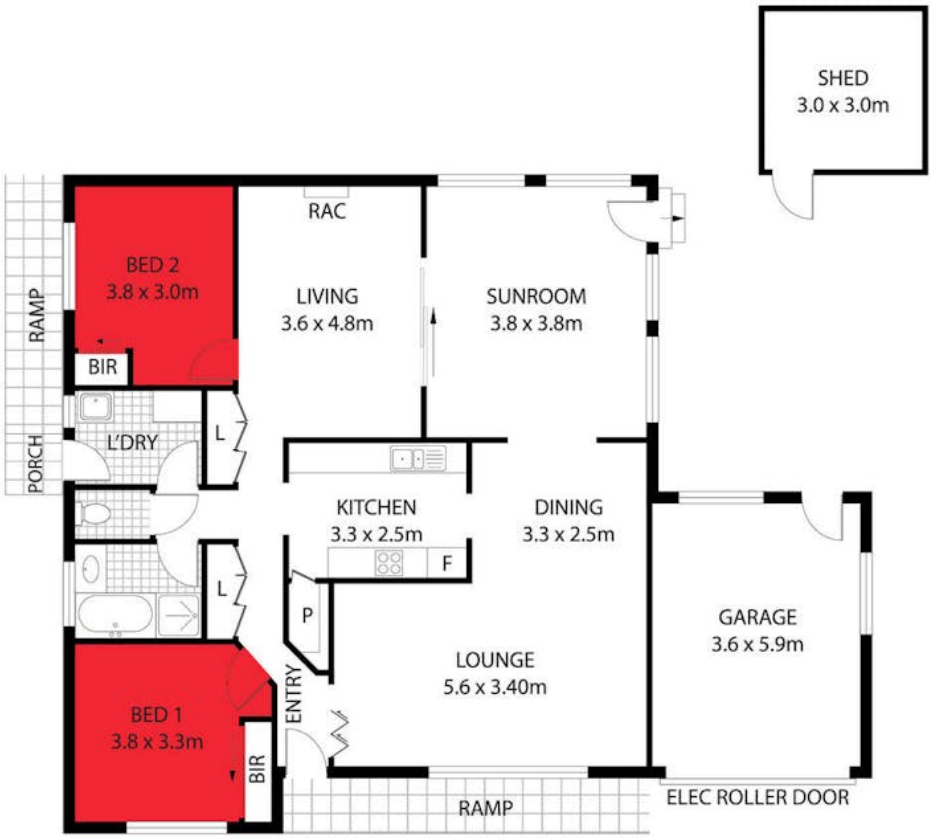

This Drawing is for illustration purposes only.
Not To Scale. All measurements are internal and approximate.
Details intended to be relied upon should be independently verified.
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