



1 Cliff Road, ROSEWORTHY, SA 5371

Spacious Family Living on 1 Acre

Set on a generous 1 acre allotment, this 2007 built home offers the best of semi-rural living with the convenience of being moments from the Northern Expressway and all the emerging infrastructure of the rapidly growing Roseworthy community.

Thoughtfully designed for family comfort, the home features four bedrooms, including a spacious master suite complete with ensuite and walk-in robe. Multiple living zones provide flexibility, with a formal lounge and dining area, expansive open-plan kitchen/meals/living space, and a separate games room that is ideal for both entertaining and everyday life.

High ceilings and excellent storage amplify the sense of space, while year round comfort is assured with ducted evaporative cooling, reverse cycle split system air conditioner, ceiling fans, a slow combustion heater, and underfloor heating in both bathrooms.

Sustainability is built in, with a 11kW solar system, 54,000L of rainwater storage (plumbed to the home), and mains water connection for added peace of mind.

TYPE: For Sale

INTERNET ID: 80P4817

SALE DETAILS

**\$1,100,000 -
\$1,200,000**

CONTACT DETAILS

Elders Real Estate Gawler

37 Murray Street

GAWLER, SA

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Christopher Hurst

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Outdoors, the property continues to impress with an expansive gable-roof outdoor entertaining area, fully equipped with zip track blinds for comfort in all seasons. A large 4 bay shed with concrete floor and power, chicken yard and run, and sweeping views over surrounding farmland-a peaceful, picturesque backdrop for your next chapter.

Whether you're upsizing, relocating, or simply looking for space and style with convenience to match, this is a standout opportunity in one of the region's most exciting growth corridors.

Ready to make an offer? Head to eldersgawler.com.au, select the property, and click the 'Make an Offer' tab to submit your offer online in just a few steps.

All information contained herein is gathered from sources deemed to be reliable. However, we cannot guarantee its accuracy and interested persons should seek their own enquiries.

- Land Area 1 acre
- Bedrooms: 4
- Bathrooms: 2
- 3 car garage

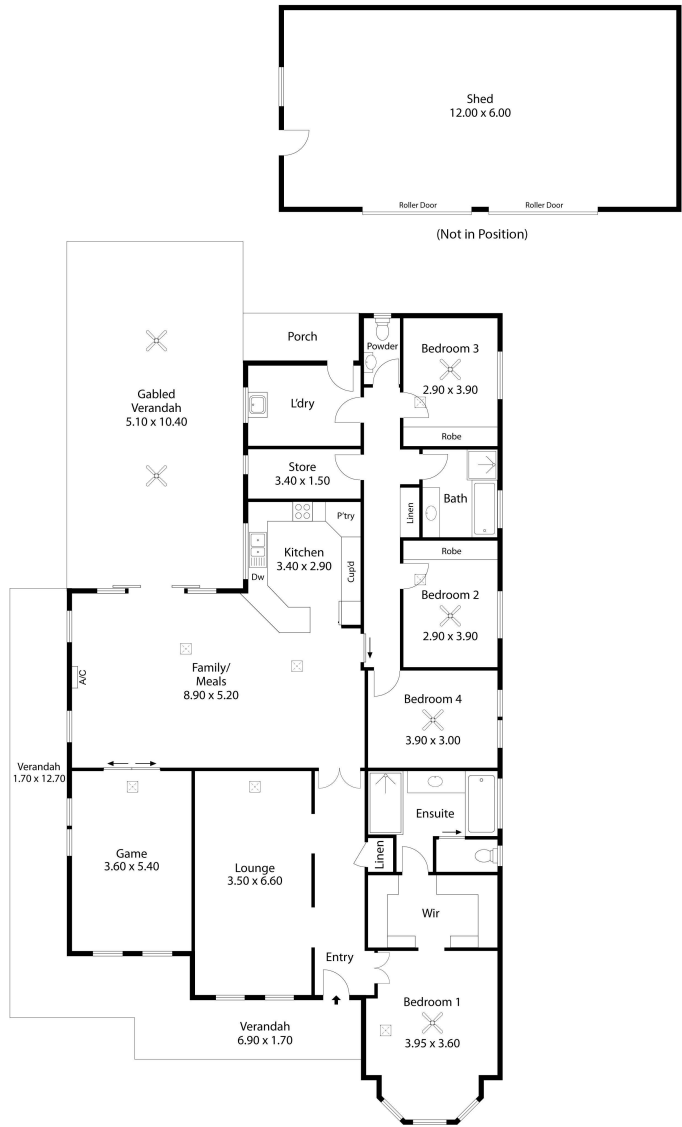








1 Cliff Road ,
ROSEWORTHY



Living:	240.33SQ.M
Verandah:	92.23SQ.M
Porch:	5.56SQ.M
Shed:	72.00SQ.M
TOTAL:	410.22SQ.M



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