



12 Rosa Close, Edmonton




## Freshly Renovated Home with Huge Powered Shed, Office Room & Solar!!!

Freshly renovated and ready to move in, this beautifully updated home offers modern comfort, excellent storage and a practical layout in a quiet cul-de-sac in Edmonton.

Recently upgraded with owner-occupier quality improvements including new hybrid flooring, fresh internal painting, updated lighting, new internal doors, bathroom refresh and new curtains, the home presents clean, modern and well maintained throughout.

Inside the property you will find a bright open living and dining area that connects seamlessly with the spacious kitchen featuring a large island bench and generous cupboard storage. The home offers three comfortable bedrooms with built-in wardrobes plus an additional fully enclosed office or rumpus room with door and ventilation, ideal for working from home, a study area, kids activity room or extra storage space.

Step outside to a large covered patio complete with fan and lighting, providing the perfect space for entertaining or relaxing while overlooking the generous fully fenced backyard.

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### FOR RENT

\$750 wk

### VIEW

By Appointment

### AGENTS

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### AGENCY

LJ Hooker Cairns Edge Hill

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One of the standout features of this property is the huge powered shed with lighting, roller door access and mezzanine storage. It is ideal for tradies, hobbyists or anyone needing secure storage for tools, trailers, boats or additional vehicles. The property also offers secure side access to the backyard and a brand new driveway providing additional off-street parking.

Solar power has also been installed to help reduce electricity costs, making the home even more attractive for long-term tenants.

Property features include:

This property features

Newly renovated interior with fresh paint, electricals and hybrid flooring

- New Spacious kitchen with island bench and ample cupboard storage
- Three bedrooms with built-in wardrobes
- Fully enclosed office / rumpus room with door and ventilation
- Air conditioning and ceiling fans in bedrooms
- Large covered patio with fan and lighting
- Huge powered shed with lighting, mezzanine storage and additional shelving
- Additional storage cupboards/racks in shed
- Secure side access to backyard
- Brand new driveway providing off-street parking
- Carport plus shed parking for up to three vehicles
- Fully fenced yard
- Clothesline installed
- Solar power system helping reduce electricity costs
- Additional internal linen cupboards for storage

Conveniently located close to schools, shops, public transport and everyday amenities while positioned in a quiet residential cul-de-sac in Edmonton.

This is a rare opportunity to secure a freshly renovated home with a huge powered shed & a highly sought-after feature in the local rental market.

## MORE DETAILS

Property ID	3YE3FMB
Property Type	House
Including	Ensuite Dishwasher Outdoor Entertaining Workshop Built-in-Robes Fully Fenced

**Amanda Boccalatte 0417 753 828**

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