



13 Rose Street, Ottoway

## Move-In Ready Living with Modern Updates and Everyday Comfort

Well presented and thoughtfully updated throughout, this inviting home offers a comfortable and practical lifestyle with a layout designed for everyday living. With light-filled interiors, modern finishes, and a warm, welcoming feel, the home will appeal to a wide range of buyers including first homebuyers, downsizers, and investors alike.

The open-plan kitchen and dining area forms the central hub of the home, offering a relaxed and functional space for daily living. A separate light-filled lounge with floating timber flooring provides flexibility for quiet retreat or entertaining, while the undercover outdoor entertaining area and enclosed rear yard are seamlessly connected, creating a private and practical outdoor space without compromising the internal layout.

### Property Features:

- Fully updated throughout with a warm, modern feel
- Light-filled lounge featuring floating timber flooring
- Renovated kitchen with stainless steel appliances, including

2 1 2

### FOR SALE

Auction | Sat 28th Feb at 11am On Site (USP)

### VIEW

Sat 21st Feb @ 10:15AM - 10:45AM

### AGENTS

Rosemary Auricchio  
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Nick Carpinelli  
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### AGENCY

LJ Hooker West Lakes | Henley Beach  
(08) 8347 3666

All information contained therein is gathered from relevant third parties sources.  
We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.



- dishwasher, electric cooktop and oven
- Adjacent dining area, ideal for everyday meals and casual entertaining
- Two well-proportioned bedrooms, both with ceiling fans
- Modern bathroom featuring a floating stone-top vanity and floor-to-ceiling tiling
- Practical laundry with excellent bench space, linen cupboard, and additional storage
- Undercover outdoor entertaining area
- Generous-sized enclosed rear yard
- Large shed providing additional storage and workshop space
- Double-length carport
- Reverse cycle air-conditioning
- 6kW solar panel system

Positioned in a well-connected, central, and convenient location, this home offers easy access to local schools, public transport, and everyday amenities. Shopping and services are close by at Port Adelaide Plaza and Arndale Shopping Centre, with West Lakes Shopping Centre also within easy reach. With direct transport links to the Adelaide CBD and surrounding suburbs, this location delivers a practical lifestyle with excellent accessibility.

For further information please contact Rosemary Auricchio on 0418 656 386 or Nick Carpinelli on 0403 347 849.

#### Disclaimer:

Any prospective purchaser should not rely solely on 3rd party information providers to confirm the details of this property or land and are advised to enquire directly with the agent in order to review the certificate of title and local government details provided with the completed Form 1 vendor statement. All land sizes quoted are an approximation only and at the purchaser's discretion to confirm. All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries. RLA 175322

#### MORE DETAILS

Property ID	509CFE8
Property Type	House
Land Area	453 m2
Including	Air Conditioning
	Toilets (1)
	Dishwasher
	Workshop
	Fully Fenced
	Solar Panels

**Rosemary Auricchio 0418 656 386**

Sales Partner | [rosemarya@ljhookerwestlakes.com.au](mailto:rosemarya@ljhookerwestlakes.com.au)

**Nick Carpinelli 0403 347 849**

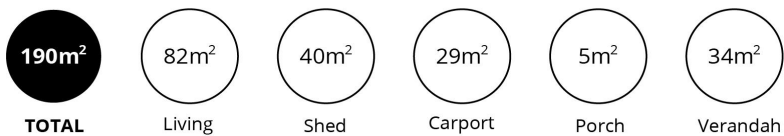
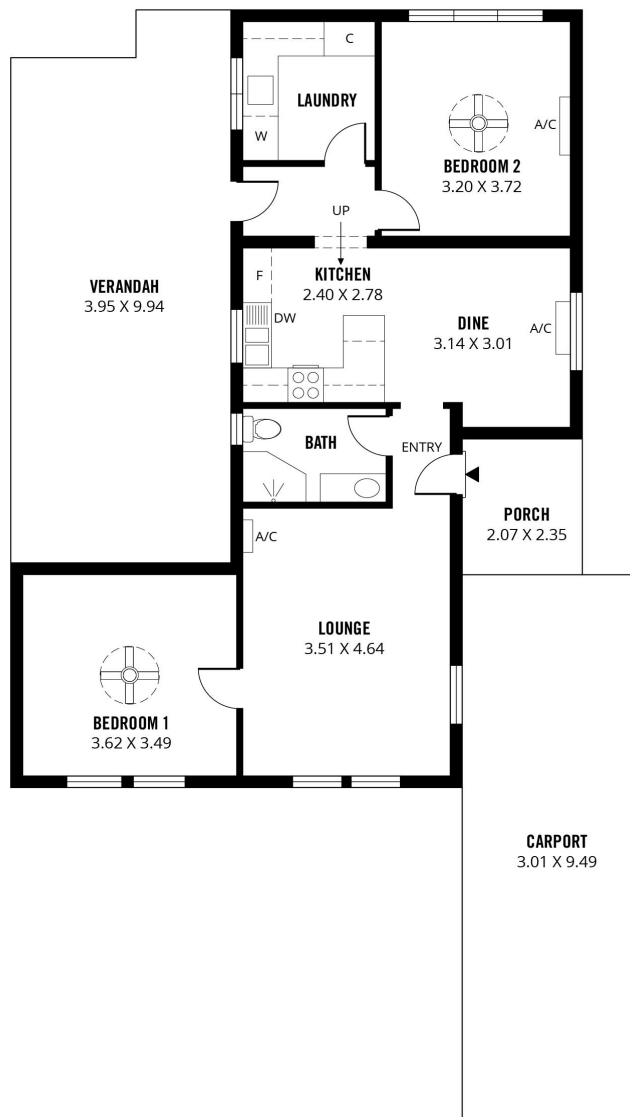
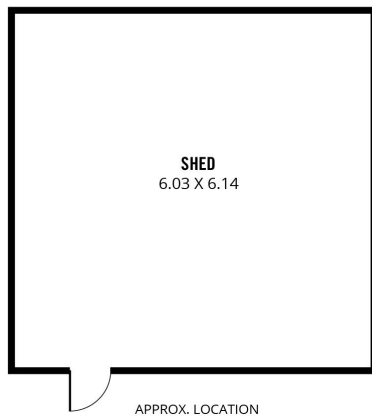
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Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.

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