



## Payneham, 2 & 2A Rosella Street

### Versatile Dual-Living Property on One Title

Ideal for savvy investors or extended families seeking the flexibility of two dwellings under one roof. This unique property is sure to impress with its recent tasteful and modern renovations. Offering the versatility to function as two completely separate residences or easily convert into one spacious family home with minimal modifications.

Positioned on a generous 541sqm\* allotment, this property sits on a single Torrens Title but is recognised by the council as two dwellings. This provides you with the option to continue its current dual-occupancy use or consolidate it into a single residence - giving you complete freedom of choice.

#### 2a Rosella Key Features

- Spacious lounge with a split system AC
- Good sized bedroom with direct access to the bathroom



**Disclaimer:** 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.



#### For Sale

Auction | Saturday 2nd August @ 3:30pm

#### View

By Appointment

#### Contact

Lisa Xu

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**LJ Hooker Mile End | Woodville**  
**(08) 8352 7111**

- Modern eat in kitchen with a gas cooktop, laundry facilities opposite
- Access to a backyard

## 2 Rosella Key Features

- Good sized lounge room with a split system AC
- Two spacious bedrooms both with split system ACs
- Central bathroom
- Modern eat in kitchen with a gas cooktop
- Laundry and study at the rear of the home
- Direct access to a rear yard
- Carport and additional off-street parking

Additional highlights include beautifully restored solid timber floors, quality gas appliances including benchtop cooktops and under-bench ovens, two sparkling bathrooms with semi-frameless shower screens, chic vanities, and elegant floor-to-ceiling white tiles complemented by mushroom-toned floor tiles.

With no strata or by-law restrictions and situated in a highly desirable location near Marden Senior College, Marden Court Shopping Centre, and excellent public transport options, the possibilities here are endless.

## Specifications

Title: Torrens title

Year built: TBC

Land size: 541sqm (approx)

Council: City of Norwood Payneham & St Peters

Council rates: \$2826.95pa (approx)

ESL: \$163.20pa (approx)

SA Water & Sewer supply: \$206.20pq (approx)

\*Approx.

All information provided including, but not limited to, the property's land size, floorplan, floor size, building age and general property description has been obtained from sources deemed reliable. However, the agent and the vendor cannot guarantee the information is accurate and the agent, and the vendor, does not accept any liability for any errors or oversights. Interested parties should make their own independent enquiries and obtain their own advice regarding the property. Should this property be scheduled for Auction, the Vendor's Statement will be available for perusal by members of the public 3 business days prior to the Auction at the offices of LJ Hooker Mile End at 206a Henley Beach Road, Torrensville and for 30 minutes prior to the Auction at the place which the Auction will be conducted. RLA 242629



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## More About this Property

Property ID	XSBHDM
Property Type	House
Land Area	541 m2
Including	Air Conditioning

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Sales Executive | [lisax@ljmw.com.au](mailto:lisax@ljmw.com.au)

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