



44 Rosella Street, Payneham

Sold by Julian Rullo of LJ Hooker Adelaide Metro

Auction Location: On Site

Positioned on a generous 617sqm (approx.) allotment with an impressive 23 metre frontage, this 1960's modern Colonial home presents an exciting opportunity in a highly sought after pocket of Payneham. Whether you're a developer, builder, renovator, investor, or simply looking to create your dream home, the possibilities here are endless.

The existing residence is a double brick home featuring three bedrooms, an open plan living and dining area and a timber kitchen with ample storage and workspace. The north facing lounge is bathed in natural light, while jarrah timber floorboards add warmth and character throughout.

While the home would benefit from some updates, its well proportioned layout offers an excellent base to work with. Outdoors, the home offers a spacious rear yard with plenty of room for families to enjoy, complemented by a verandah ideal for entertaining and a shed for additional storage or workshop use.

3 1 2

FOR SALE
Contact Agent

AGENTS

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AGENCY

LJ Hooker Glynde
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What you'll love;

- 617sqm (approx.)
- 23 metre frontage
- 1960's built
- Timber cabinetry throughout
- Good size shed with electricity
- North Facing aspect
- Endless possibilities

Location is everything, and this address certainly delivers. Situated only a few houses from Bridge Road Reserve, perfect for family outings. You're also within a short walk to public transport with direct access into the CBD. Surrounded by leading schools, shopping, cafes and everyday amenities, this is a truly convenient lifestyle spot that continues to grow in demand.

This property truly stands out as a remarkable opportunity. Whether you're looking to develop, renovate, invest or build your dream home, 44 Rosella Street offers the perfect canvas to bring your vision to life in a highly desirable Payneham setting.

Disclaimer: All measurements displayed are sourced from the South Australian Property and Planning Atlas (SAPPA). However, they are approximate only and should not be relied upon.

Purchasing this property as an investment? Talk with Kirsty Clark from our PM team and see why our Property Management department is #1 amongst all the LJ Hooker offices Worldwide.

- * All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal advice.

Should this property be scheduled for auction, the Vendor's Statement (Form 1) will be available at the LJ Hooker St Peters office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts.

RLA 61345 RLA 282965 RLA 231015

MORE DETAILS

Property ID	WQRFDG
Property Type	House
Land Area	617 m2
Including	Toilets (1)

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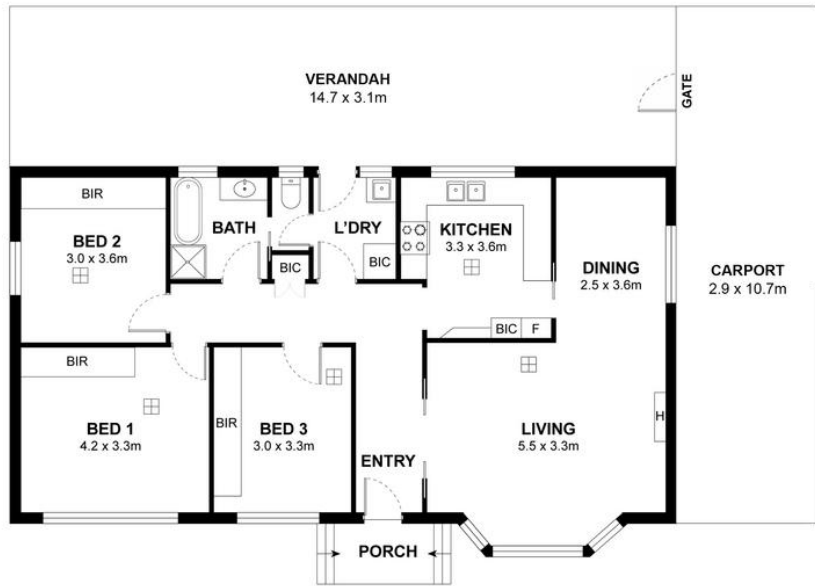
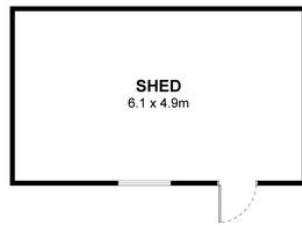
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44 Rosella Street, Payneham, SA 5070

Disclaimer: The information & figures obtained within this document has been compiled from information provided by vendor & sources that we believe are reliable. No warranty is given to their accuracy & all figures are subject to change without notice.