

Rosedale, 541 Rosedale Road

Your New Country Lifestyle Awaits!

If you've been contemplating a lifestyle change but want to remain in an ultra-modern, newly constructed property, then stop the search-this is the one for you!

Built by Oakford Homes and completed in 2019, this home has been meticulously designed with high-quality fixtures and fittings throughout. It offers a rare and unique opportunity for the lucky purchaser to move straight in and enjoy everything this exceptional location has to offer from day one!

Features you'll love:

- * Flexible floor plan
- * Master bedroom featuring a walk-in robe and large ensuite with dual sinks and spacious bath
- * All bedrooms with built-in robes and ceiling fans
- * LED downlights throughout the home



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.

5 2 6

For Sale
\$1,295,000 - \$1,395,000

View
ljhooker.com.au/2B0KGJU

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**LJ Hooker Greenwith | Golden Grove
| Mawson Lakes | Modbury
(08) 8289 6660**

- * 2.7-metre ceiling height
- * Generous alfresco/verandah overlooking picturesque scenery, with several ceiling fans
- * Ducted zoned reverse cycle heating and cooling (Daikin Platinum 2 Zone control system installed)
- * Entertainer's kitchen featuring stone benchtops, electric cooktop, 900mm oven, large breakfast bar and a spacious butler's pantry with ample storage
- * Two-pack cabinetry throughout
- * Solar system (approx. 12.87KW with 39 panels)
- * 5,000-litre rainwater tank
- * Floor-to-ceiling tiles in both bathrooms
- * Ample off-street parking with an extended driveway and secure double garage with automatic roller door and internal access
- * Large detached garage/shed with 3-phase power and insulated roof

The perfect lifestyle awaits! Spend your weekends exploring the Barossa Valley and enjoy all the benefits of this charming location. With a short commute to the town centres of Gawler and Tanunda, and the Sturt Highway moments away, commuting to Adelaide is a breeze!

Put simply, this is a location and lifestyle you will cherish as your own.

Don't let this opportunity pass-register your interest with Ryan Graham or Craig Ricciuto today!

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 and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at either of our two LJ Hooker Property Specialists Real Estate offices for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts.

RLA 208516



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More About this Property

Property ID	2B0KGJU
Property Type	House
House Size	306 m ²
Land Area	4008 m ²
Including	Air Conditioning Ducted Cooling Ducted Heating Dishwasher Outdoor Entertaining Workshop Built-in-Robes Secure Parking Solar Panels

Craig Ricciuto 0417 806 329

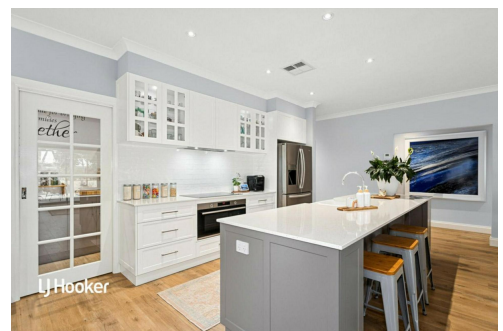
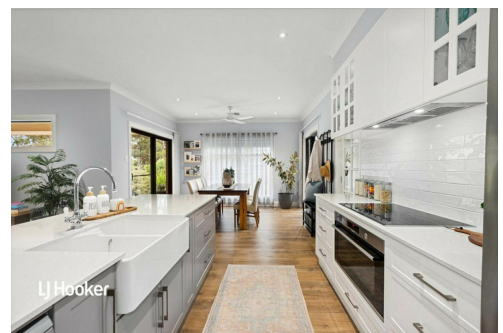
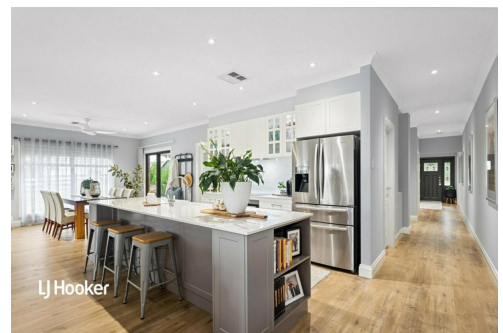
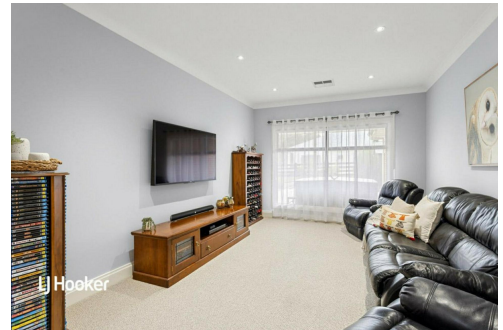
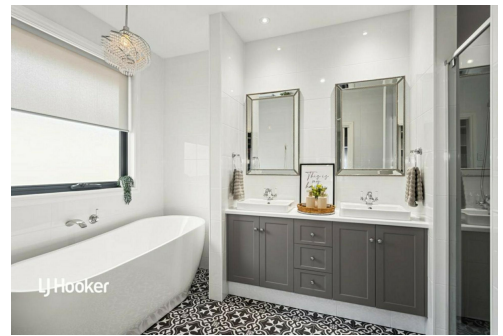
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525m²

TOTAL

245m²

Living

75m²

Shed

97m²

Garage

108m²

Verandah/
Alfresco

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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