



12 Gray Terrace, Rosewater

Renovate, Invest or Enjoy - The Choice Is Yours

Auction Location: On Site

Andrew Rose of LJ Hooker presents this solid brick home offering outstanding potential for renovators, investors and homeowners alike. Whether you're looking to move straight in and add your own touches, undertake a stylish renovation, or secure a quality investment with rental appeal, this property delivers on both location and opportunity.

Features You'll Love:

- Neat and tidy throughout
- Solar System
- Updated kitchen complete with double sink and generous bench and cupboard space
- Three bedrooms
- Light-filled lounge room
- Polished timber floors to all bedrooms and hallway
- Neat bathroom with separate toilet
- Low-maintenance gardens
- Undercover entertaining patio
- Rooftop patio positioned above the garage
- Garage with roller door

3 1 1

FOR SALE

Please Call

AGENTS

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AGENCY

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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.



Specifications:

- CT / 5502 / 718
- Council / Port Adelaide Enfield
- Built / 1970
- Land / 272m2 (approx.)
- Easements / Nil
- Estimated rental assessment / \$TBA per week

Located in the up-and-coming suburb of Rosewater, just 10 minutes from the Port Adelaide precinct and a short drive to Semaphore Beach, this home offers the perfect balance of city and coastal convenience. Rosewater combines old-world charm with modern appeal, featuring tree-lined streets, character homes and a strong community atmosphere. Enjoy easy access to parks, sporting clubs and Eric Sutton Oval, along with nearby walking and cycling trails.

Shopping options are plentiful with Port Mall, St Clair Village and West Lakes Shopping Centre all close by. Families are well catered for with nearby schools including Mount Carmel College, Our Lady of Mount Carmel Parish School and Pennington School R-6.

Unlock the full potential of this standout opportunity - homes like this don't stay on the market for long.

Auction is the 14th day of February 2026, at 3:30 pm on site. Terms and conditions will be available three business days prior to the Auction at Shop 17 Craigmore Shopping Village, Craigmore LJ Hooker Craigmore | Elizabeth | Salisbury and 30 minutes prior on the day of auction.

Disclaimer:

We have in preparing this document used our best endeavours to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this document.

RLA155355

MORE DETAILS

Property ID	68AVFDC
Property Type	House
Land Area	272 m2

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INTERNAL - 117.7 SQM
EXTERNAL - 62.2 SQM
TOTAL - 179.9 SQM

Please Note: Every care has been taken to verify the correctness of the areas and details used in this leaflet. No warranty or representation is given or made as to the correctness of the information supplied and neither the owners, illustrator nor the Agent accept responsibility for errors or omissions. The sketch is for illustration purposes only and intending purchasers should satisfy themselves independently regarding sizes, layout and location of the property. Please check with local council that all structures are approved by council.