

15 Gliddon Street, Rosewater




Stylishly Renovated Family Oasis with Pool & Alfresco Entertaining

Auction Sunday 9th November @ 12:15pm

Effortlessly combining modern sophistication with relaxed, resort-style living, this expansive family home has been thoughtfully designed for comfort, functionality, and entertaining on a grand scale. Offering exceptional space and versatility, it provides the perfect sanctuary for growing families seeking both luxury and lifestyle.

Privately set behind secure fencing with an automatic gate and extended carport, the home makes an immediate impression with its timeless facade and immaculate presentation. Inside, high-quality finishes, a practical floorplan, and a seamless indoor-outdoor connection create a warm and inviting family environment.

Five of the six bedrooms are positioned at the front of the home, each offering built-in storage, individual heating and cooling, and its own sense of character. Two bedrooms also feature built-in desks, providing ideal flexibility for study or working from home. The beautifully appointed main bathroom services this zone, complete with

6  3  8 

FOR SALE
\$1,640,000

AGENTS

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

floor-to-ceiling tiling, a semi-frameless shower screen, and a dual vanity with generous under-bench storage.

At the heart of the home, the gourmet kitchen is an entertainer's dream - showcasing stone benchtops, a central island with breakfast bar, and premium appliances including an induction cooktop, twin steam-bake ovens, and a practical pot-filler tap. The concealed walk-in pantry offers abundant storage and connects effortlessly to a spacious laundry, while a nearby powder room adds everyday convenience.

Flooded with natural light, the open-plan living and meals area is framed by expansive windows overlooking the alfresco and pool - creating a serene and welcoming space for relaxed family living and entertaining.

Privately positioned at the rear, the master suite serves as a luxurious retreat. Enjoy dual walk-in wardrobes, a stunning ensuite with twin vanities and mirrored cabinetry, and direct access to the pool - perfect for effortless summer living.

Step outside to discover an entertainer's paradise. The covered alfresco area provides a superb year-round setting for gatherings with family and friends, overlooking beautifully landscaped gardens and a sparkling solar-heated pool. At the rear of the property, a large shed with 3-phase power offers excellent storage or secure parking, while a versatile rumpus room doubles as a poolside pavilion - complete with kitchenette (including gas cooktop and dishwasher) and bathroom.

Designed for low maintenance, the landscaped gardens feature an automated sprinkler system that can be conveniently managed via smartphone - ensuring easy care without compromise on style.

Perfectly positioned in the heart of Rosewater, this exceptional home delivers the ultimate blend of comfort and convenience. Enjoy Eric Sutton Reserve and Rosewater Football Club at the end of the street, with Romeo's Foodland and The Junction Hotel just a short stroll away. West Lakes and Semaphore beaches, Port Adelaide's café culture, and the CBD are all within easy reach, while local schooling options such as Pennington R-6 and Woodville High School complete this outstanding family package.

Key Features

- Spacious six-bedroom, three-bathroom layout ideal for large families
- Gourmet kitchen with two steam bake ovens, induction cooktop, and walk-in pantry
- Open-plan living and meals area with direct access to the alfresco
- Main bathroom with dual vanity, semi-frameless shower, and full-height tiling
- Master suite with dual walk-in wardrobes, luxe ensuite, and pool access
- Large laundry with extensive bench and cupboard space, plus adjacent powder room
- Covered alfresco entertaining area overlooking gardens and the pool
- Sparkling solar-heated swimming pool for year-round enjoyment
- Detached rumpus with kitchenette and bathroom
- Expansive shed with 3-phase power - ideal for storage or workshop use
- Fully fenced property with automatic gate, intercom, and secure carport parking
- 17kW ducted reverse cycle air conditioning
- Automated garden sprinkler system with smartphone connectivity

Specifications

Title: Torrens Title
Year built: c1945
Land size: 792 sqm (approx)
Council: Port Adelaide Enfield
Council rates: \$1,966.35pa (approx)
ESL: \$130.55pa (approx)
SA Water & Sewer supply: \$248.24pq (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

MORE DETAILS

Property ID	Y0DHDM
Property Type	House
Land Area	792 m2
Including	Ensuite
	Air Conditioning
	Intercom
	Built-in-Robes
	Close to Schools
	Close to Shops
	Close to Transport
	Heating
	Pool
	Window Treatments

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