







3 Charles Street, Rosewater

4 1 3

To Finalise An Estate - Corner Block with Development Potential

This one-owner property sits on a large allotment in a prime location, offering endless opportunities to capitalise on its development potential (subject to council consent). Bring your imagination and explore the possibilities this property presents. With generous space and flexibility, the opportunity exists to enhance, update or reimagine the home to suit your own vision, without being limited by its current layout.

Packed with promise and future upside, it is perfectly suited to developers, families looking to build their dream home, a renovator's delight, and investors ready to take advantage of its potential.

Property Features:

- Corner block on approx. 700sqm block, offering development opportunities (Subject to -Council Consent)
- Separate good sized lounge room with ceiling fan
- Neat kitchen/meals area with electric cooktop, oven and skylight
- 3 good sized bedrooms with ceiling fans
- Bedroom 1 and 2 with built in wardrobes

FOR SALE
Sold at Auction

AGENTS

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AGENCY

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Interested parties must rely solely on their own enquiries.

LJ Hooker

- 4th bedroom/2nd living area
- Bathroom with bath and shower
- Large laundry
- Verandah and pergola for outdoor entertaining
- Carport with automatic roller door and space for 2 vehicles
- 2 additional off-street parking spaces
- Large shed with work bench
- Polished timber floorboards throughout
- Linen cupboard for extra storage
- Ducted Heating and evaporative cooling
- Electric Roller Shutters
- Solar Panels
- Alarm system with cameras and monitor
- Fully fenced backyard with established gardens

IGA Alberton is close by, along with Port Adelaide Plaza Shopping Centre and Port Mall Shopping for all your shopping needs. Located across from Mount Carmel College and within close proximity to Mount Carmel Primary School. Transport options are easily accessible, with nearby bus stops and Alberton Railway Station just a short walk away. Enjoy the convenience of being close to Eric Sutton Reserve, perfect for outdoor activities and family time.

For further information please contact Rosemary Auricchio on 0418 656 386 or Nick Carpinelli 0403 347 849.

Disclaimer:
Any prospective purchaser should not rely solely on 3rd party information providers to confirm the details of this property or land and are advised to enquire directly with the agent in order to review the certificate of title and local government details provided with the completed Form 1 vendor statement. All land sizes quoted are an approximation only and at the purchaser's discretion to confirm. All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries. RLA 175322

Please note some images have been digitally enhanced or virtually staged for illustration.

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MORE DETAILS

Property ID	50E3FE8
Property Type	House
House Size	317 m2
Land Area	700 m2
Including	Air Conditioning
	Ducted Heating
	Evaporative Cooling
	Toilets (1)
	Workshop
	Built-in-Robes
	Fully Fenced
	Solar Panels

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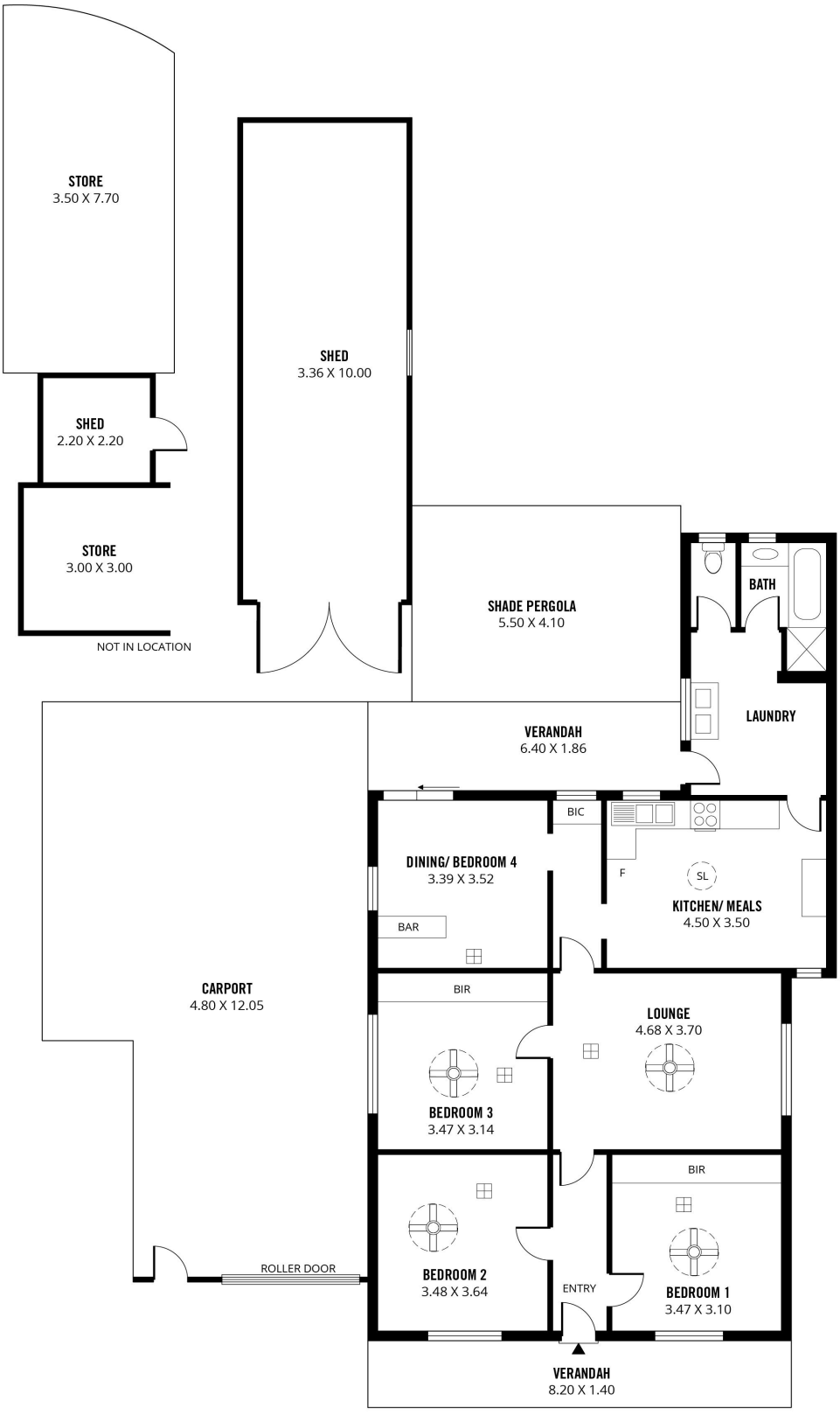








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317m²	121m²	42m²	72m²	46m²	36m²
TOTAL	Living	Shed	Carport	Verandah/ Shade Pergola	Store

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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