



60 Margaret Terrace, Rosewater




## Freshly Updated Character Home with Comfort and Outdoor Appeal

This beautifully refreshed home combines the charm of its character design with a range of modern upgrades to deliver easy, comfortable living in a sought-after Rosewater pocket. Blending timeless appeal with everyday practicality, it's perfect for those seeking a move-in-ready property that still offers room to add personal touches.

Its freshly painted interiors in neutral tones create a calm and inviting atmosphere, complemented by new carpets, updated fixtures, and a functional floorplan. The open-plan kitchen and dining area sits at the heart of the home, flowing easily to the outdoor entertaining spaces. The thoughtful improvements and low-maintenance design ensure year-round comfort and convenience.

### Property Features

- Three bedrooms, all fitted with brand-new carpets
- Bedroom 2 includes built-in wardrobe
- Spacious open-plan kitchen, dining and living area seamlessly flowing to the outdoor -entertaining space
- Well-appointed kitchen featuring a gas cooktop, oven, and built-in

3  1  2 

### FOR SALE

Sold Prior To Auction

### AGENTS

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### AGENCY

LJ Hooker West Lakes | Henley Beach  
(08) 8347 3666

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We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

pantry

- Neat and well-maintained bathroom
- Laundry with built in linen cupboard and easy outdoor access
- Freshly painted throughout in neutral tones
- New Evaporative air conditioning and ceiling fans for comfort
- 3kw Solar panels
- Covered outdoor pergola and newly built rear decking for entertaining
- Updated landscaped back yard with lawn and established plantings
- Drive through garage leading to the rear yard
- Generous sized shed for extra storage or workshop use
- Character facade with classic appeal and scope to personalise further

Ideally positioned in a well-connected part of Rosewater, this home offers easy access to everyday amenities. Enjoy nearby reserves and walking trails including Eric Sutton Reserve and St Clair Recreation Centre, or head to St Clair Village and Port Adelaide Plaza for shopping and dining. Commuting is effortless with Rosewater Railway Station and regular bus routes close by, while quality schools such as Mount Carmel College, Pennington School R-6 and Woodville High School are all within easy reach.

For more information, please contact Rosemary Auricchio on 0418 656 386 or Nick Carpinelli on 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

## MORE DETAILS

Property ID	4ZZAFE8
Property Type	House
Land Area	434 m2
Including	Air Conditioning Evaporative Cooling Outdoor Entertaining Floorboards Built-in-Robes Secure Parking Fully Fenced Remote Garage Solar Panels Liveability

**Rosemary Auricchio 0418 656 386**

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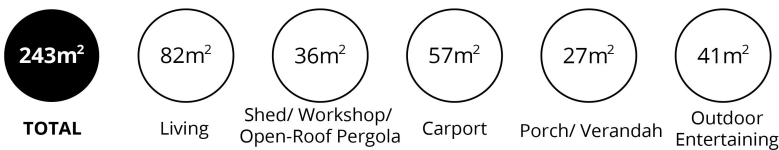
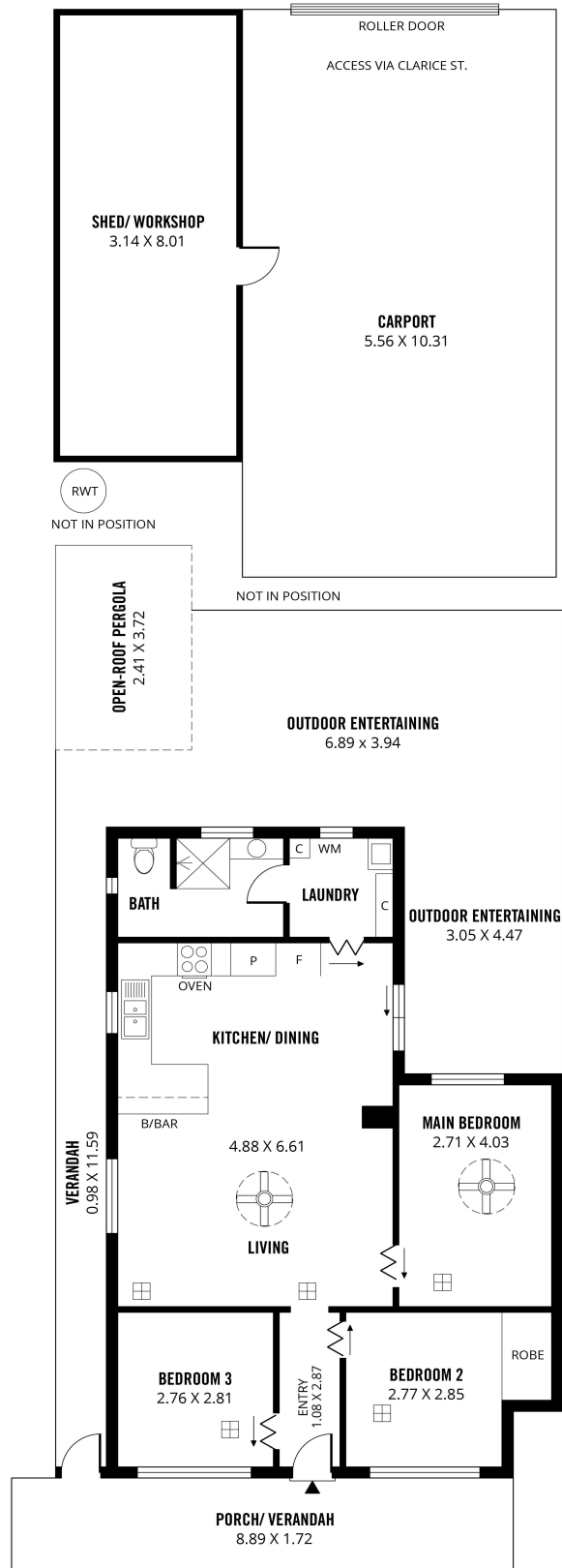
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Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.

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