



1/ 16 Russell Street, Rosewater

Modern & Convenient Living

Perfectly positioned in Rosewater close to local schooling, public transport, shopping centres & more, this beautifully presented ground-floor unit offers stylish, low-maintenance living with modern updates throughout & a private yard.

Features include -

- 2 bedrooms + 3rd bedroom/ study.
- Spacious open plan dining/ living room with modern decor.
- Modern kitchen with quality appliance including dishwasher.
- Stylish contemporary bathroom.
- Reverse-cycle heating & cooling.
- Private rear yard.
- Spacious undercover carport.
- Convenient ground-floor position.
- Currently tenanted until 3rd April 2027 at \$490per week.

For any further information, or to make a time to inspect this property, please contact Jared Lund on 0433 762 225.

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

3 1 1

FOR SALE

Please Call

AGENTS

Jared Lund
0433 762 225
jaredl@ljhsales.com.au

Matthew Nudo
0497 804 034
matthewn@ljhsales.com.au

AGENCY

LJ Hooker Property Specialists Gawler |
Barossa
(08) 8522 3311

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.



enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at our LJ Hooker Property Specialists Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA 343733

MORE DETAILS

Property ID	1W8GG54
Property Type	Unit
House Size	83 m2
Including	Air Conditioning
	Courtyard
	Built-in-Robes
	Fully Fenced

Jared Lund 0433 762 225

Managing Director | Sales Specialist | jaredl@ljhsales.com.au

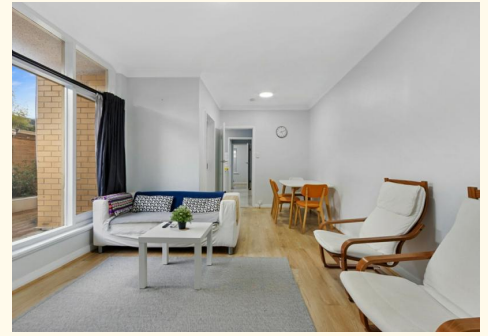
Matthew Nudo 0497 804 034

Sales Specialist | matthewn@ljhsales.com.au

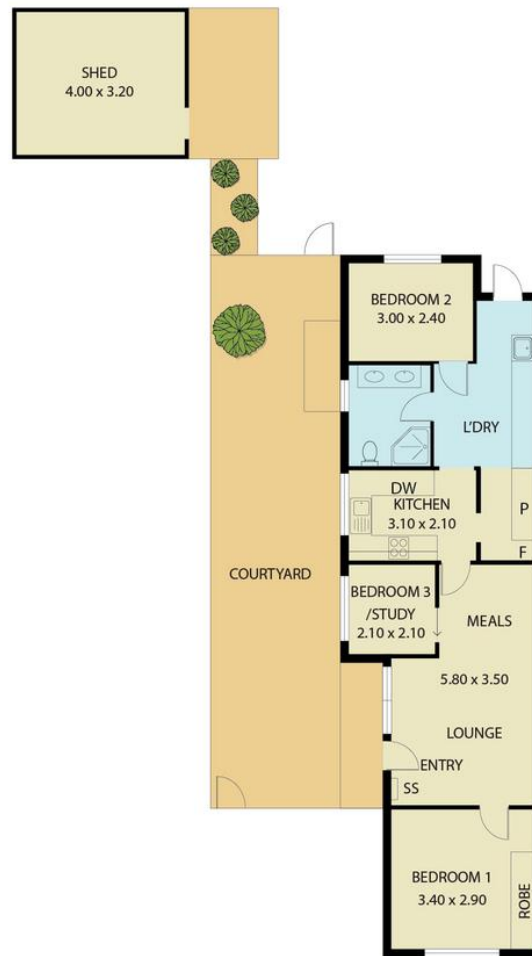
LJ Hooker Property Specialists Gawler | Barossa (08) 8522 3311

26 Adelaide Road, GAWLER SA 5118

gawlerbarossa.ljhooker.com.au | gawler@ljhsupport.com.au



1/16 Russell Street,
ROSEWATER



Living:	73.58SQ.M
Carport:	12.58SQ.M
Courtyard:	48.09SQ.M
Shed:	12.80SQ.M
TOTAL:	147.05SQ.M

This Drawing is for illustration purposes only. All measurements are internal and approximate. Details intended to be relied upon should be independently verified.