



6/15 Evans Street, Rosewater

Chic Gem in a Cosy Community

Tucked away in a small quiet group of single-level units, this thoughtfully renovated gem serves up plenty of style with a chic twist - perfect for first home buyers, savvy investors, or downsizers looking to keep things simple.

Step inside and you'll find a lively open-plan living and dining space, complete with a bold feature wall and mantelpiece that really makes a statement.

The adjoining kitchen brings the goods with a gas cooktop, loads of bench and cupboard space, plus a cleverly tucked-away laundry by the back door that makes multitasking a breeze.

Two spacious bedrooms both with mirrored built-in wardrobes, while the bright, contemporary bathroom includes a sleek walk-in shower.

Out the back, the private, covered courtyard is just begging for a cheeky glass of wine with friends or a quiet morning brew. A handy garden shed has you covered for extra storage, and the secure carport (with private rear access via Flinders Street) keeps your car safe and sound.

Semaphore Beach is close enough for breezy morning strolls or those

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FOR SALE
\$505,000

AGENTS

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All information contained therein is gathered from relevant third parties sources.
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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

lazy weekend coffee runs, also just minutes from Port Adelaide, you'll have shopping, essential services, and a buzzing mix of cafes and restaurants right at your fingertips. Need the city? It's less than a 20-minute drive, or you can let public transport do the work for you.

Families are also sorted, with many local schooling options nearby including Pennington R-6 and Woodville High.

Key Features

- Open plan living and meals area
- Kitchen offers ample storage, gas cooktop and integrated laundry
- Two bedrooms, both with built-in wardrobes
- Central bathroom with modern amenities and storage
- Private courtyard with a garden shed
- Secure carport parking accessible from a side street

Specifications

Title: Strata Title
Year built: c1974
Council: City of Port Adelaide Enfield
Council rates: \$1,144.15pa (approx)
ESL: \$91.75pa (approx)
SA Water & Sewer supply: \$176.30pq (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	XVJHDM
Property Type	Unit
Including	Close to Schools
	Close to Shops
	Close to Transport
	Window Treatments

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