

Roseworthy, 12 Horseshoe Drive

Family Oasis!

4 1 2 1

For Sale
\$769,000 - \$799,000

View
ljhooker.com.au/1UYUG54

Contact
Maigen Norman
0418 557 597
maigenn@ljhsales.com.au

Welcome to the home you've been waiting for! Imagine waking up each morning in your own slice of paradise. This stunning family home in the heart of Roseworthy offers the perfect blend of comfort, luxury, and space, set on a breathtaking 4000m² approx. allotment. Step outside, and you'll be greeted by a mesmerising outdoor sanctuary. The expansive undercover entertaining area is where memories will be made—think summer barbecues, family celebrations, and quiet evenings. The sparkling swimming pool beckons for a dip on a warm day, while the lush, established gardens provide a serene backdrop, offering peace and tranquility at every turn. For the hobbyist or those who crave extra space, the shedding is exceptional, catering to every need, from storage to projects. This is a home where every detail has been thoughtfully designed to enhance your everyday living.

Features include:



Disclaimer: 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.

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- * Grand master bedroom with large his and hers walk-in robe.
- * Bedroom 2 and 3 with built-in robes.
- * Bedroom 4 is generous in size.
- * Large kitchen with walk-in pantry, dishwasher, ample cabinetry and breakfast bar.
- * Formal lounge/second living area.
- * The main lounge has access to the outdoor entertaining area & a combustion heater.
- * Ducted reverse cycle air conditioning.
- * Bamboo flooring through main living areas.
- * Quality window treatments throughout.
- * Roller shutters for extra insulation and privacy.
- * Large undercover outdoor entertaining area with the option to be fully enclosed.
- * Two 9m x 6m sheds with power and concrete floor.
- * Carport/lean-to.
- * 57,000 (Approx.) litres of rainwater tanks plumbed to the house.
- * Landscaped gardens with irrigation and established fruit trees.
- * Chicken coop, garden & wood shed/storage.
- * Gas hot water system.
- * Above-ground salt and chlorinated swimming pool.

For further enquiries, please contact Maigen Norman on 0418 557 597.

CT / 5299/360

Land Size / 4,000m²

Internal Living / 188m²

Year Built / 2002

Zone/Subzone / RUL - Rural Living

Local Government / Light

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 enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at either of our two LJ Hooker Property Specialists Real Estate offices for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA 305453



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More About this Property

Property ID	1UYUG54
Property Type	House
House Size	188 m ²
Land Area	4000 m ²
Including	Ducted Cooling Ducted Heating Pool Fire Place Dishwasher Outdoor Entertaining Floorboards Built-in-Robes Secure Parking Water Tank

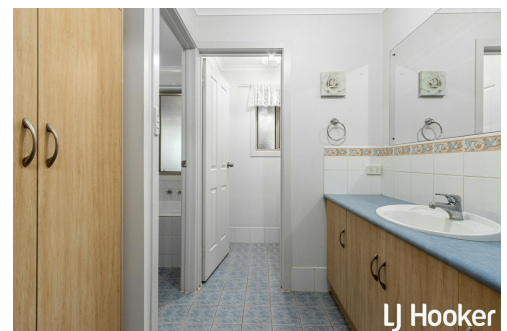
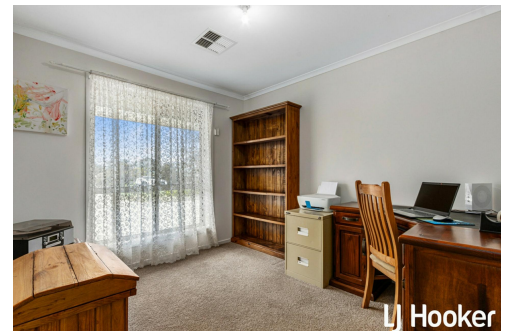
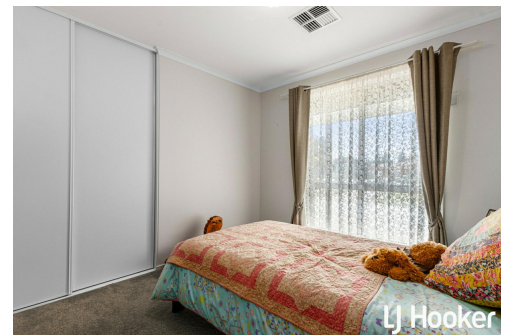
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12 Horseshoe Drive,
ROSEWORTHY



Living:	170.00SQM
Verandah:	164.00SQM
TOTAL:	334.00SQM

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