



28 Germaine Grove, Roseworthy

Custom-Built. High-End. Next-Level Luxury.




Meticulously crafted for families who expect the very best, this 2025 custom-built masterpiece blends flawless finishes with a thoughtfully designed, expansive layout. From the moment you step into the wide entrance hall with soaring 3-metre ceilings, it's clear: this is no ordinary home. Every detail has been carefully considered, and no expense has been spared.

Set in the thriving and prestigious St Yves Estate, this home offers unmatched lifestyle convenience. You're just minutes from the Gawler Town Centre, Trinity College, and have seamless access to the Northern Expressway, making CBD commuting effortless. The estate itself is fast emerging as one of the region's most sought-after addresses, with exciting new developments and community infrastructure on the horizon offering a perfect balance of lifestyle, luxury, and long-term value.

This is more than a home, it's a lifestyle investment. Whether you're upsizing, relocating, or simply seeking your next level of luxury, this exceptional property ticks every box.

Features:

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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FOR SALE
\$899,000 - \$949,000

AGENTS

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AGENCY

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



- Grand master suite with walk-in robe and a luxe ensuite featuring stone benchtops and premium fixtures.
- Three oversized bedrooms, each with built-in robes for ample storage.
- Designer kitchen with waterfall stone benchtops, 900mm gas cooktop, high-end appliances, butler's pantry, and stylish finishes throughout.
- Expansive open-plan living area with dual sliding doors and elegant floor-to-ceiling curtains, offering a seamless indoor-outdoor flow.
- Main bathroom with frameless glass shower, stone-tiled finishes, luxe tapware, and a floating vanity.
- Large second living area- ideal as a media room, formal lounge, or kids' retreat.
- Centrally located study nook, perfect for work-from-home or study needs.
- High-quality window treatments throughout the home.
- Deluxe alfresco area for all-weather entertaining, connected directly to the main living space.
- Generous 6 x 5.8 metre garage with automatic roller door and convenient rear access.
- Modern laundry with stone benchtops and abundant storage.
- Double insulation throughout for superior energy efficiency and year-round comfort.
- Zoned reverse-cycle air conditioning for precise climate control.

For further information or to make a time to inspect, please contact Maigen Norman on 0418 557 597.

CT/ 6291/192
 Internal living / 209 M2 (approx.)
 Year Built / 2025
 Land Size / 445m2
 Council / Light

Disclaimer: 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 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 1VJ9G54
Property Type House
Land Area 445 m2
Including Ensuite
Study
Air Conditioning
Ducted Cooling
Ducted Heating
Deck
Dishwasher
Outdoor Entertaining
Built-in-Robes
Secure Parking
Remote Garage
Water Tank

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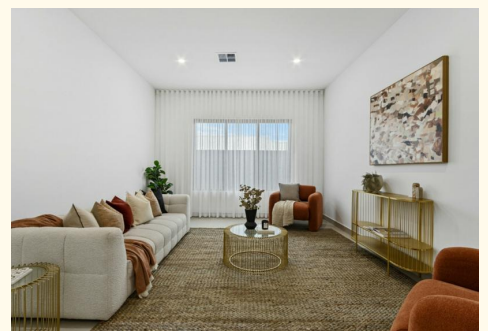
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28 Germaine Grove,
ROSEWORTHY



Living:	204.47SQ.M
Porch:	1.36SQ.M
Garage:	34.80SQ.M
Alfresco:	16.17SQ.M
TOTAL:	256.80SQ.M

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