

2/18 Clarke Street, Rosewater, SA, 5013



Unit For Sale

Wednesday, 13 November 2024

2/18 Clarke Street, Rosewater, SA, 5013

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Unit



Nazz Mina
0882928300

Fabulous first home or investment opportunity between the city and sea!

Step into a world of comfort, convenience, and potential at this superb homette in the highly sought-after Rosewater location. Whether you're a first-time homeowner, savvy investor, downsizer, or retiree, this inviting 2-bedroom, 1-bathroom home offers the perfect blend of easy living and modern style.

Perfectly positioned between the city and sea, Rosewater is a sleeping giant, only 15 minutes to the city and five minutes to the beach, it's equal parts quirky and historic, with everything you need at your fingertips for a great work/life balance. Centrally located just moments from everything you need: shops, schools, public transport, and a glorious mixture of beautiful old buildings and character homes, Rosewater is highly sought after by the astute home buyer and investor.

Street-fronted and secure, say goodbye to the hustle and bustle of high-density living. As one of only two homes on the generous block you'll enjoy extra peace, privacy, and space. With low-maintenance front and rear yards framing this much-loved family home, 2/18 Clarke Street is packed full of surprises and is waiting for you to make it yours. From morning coffee on the front porch to evening BBQs in the back, the easy-care yards are designed for those who appreciate outdoor living without the constant upkeep. You'll have more time to relax, with no mowing and minimal gardening required!

Each of the two carpeted bedrooms are designed with comfort in mind, featuring built-in ceiling fans. The main bedroom goes above and beyond with its own split system air conditioner, ensuring the perfect temperature all year round.

The spacious, open plan lounge, kitchen and meals is the heart of the home, where the family gathers, friends are entertained, and memories are made. The free-flowing layout provides a sense of openness, with plenty of natural light streaming through the large windows. The kitchen is functional and inviting, perfect for whipping up a gourmet meal or simply enjoying a quick bite. Packed with ample under bench storage, workspace ready benchtops are decluttered for relaxed entertaining.

This charming homette is perfect for those looking to make their mark in a prime location, with the benefit of a secure, low-maintenance, independent living lifestyle. Plus, it's pet friendly, so your furry friends are welcome to call this wonderful property home too. Whether you're starting your homeownership journey, growing your investment portfolio, or downsizing to something more manageable, this little gem has everything you need and ready to welcome you home!

What we Love:

- Beautifully composed light filled open plan living and dining
- Fully tiled, easy-care lounge, kitchen, and meals floors
- Lounge with bay window providing greater living space and natural light
- Wooden window treatments adding warmth and character
- Two good sized bedrooms with carpeting and ceiling fans, main with split system air conditioning for ultimate comfort
- Spacious kitchen with double sink, ample bench, under bench and overhead storage space
- Centrally located bathroom with separate shower and bath
- Separate toilet
- Separate laundry with direct access to rear yard
- Secure off-street car parking for 2 vehicles
- Single garage under the main roof with roller door and convenient direct access to the inside of the home
- Secure fully fenced, low maintenance front yard
- Secure pet friendly low maintenance rear yard with garden shed
- Security screens on rear windows and doors
- Energy saving solar system
- Short commute to city and beach

- Nothing to do, just move in!

Auction: Saturday, 30th November 2024 at 3:30pm (USP)

Any offers submitted prior to the auction will still be under auction conditions. It is the purchaser's responsibility to seek their own legal advice and a Form 3 Cooling-Off Waiver.

PLEASE NOTE: This property is being auctioned with no price in line with current real estate legislation. Should you be interested, we can provide you with a printout of recent local sales to help you in your value research.

The vendor's statement may be inspected at 742 Anzac Highway, Glenelg, SA 5045 for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it commences.