



## FOR SALE

### FANTASTIC TOWNHOUSE IN OTTOWAY (ADJACENT ROSEWATER)

- \* Great location in small group close to shops, transport and only approx 10 minutes drive to Arndale Shopping Centre and approx 25 minutes drive to Port Adelaide and the beach.
- \* Home comprises spacious formal lounge with reverse cycle split system air conditioning and staircase leading to upper level which has ducted air conditioning.
- \* Updated kitchen with stainless steel appliances and pantry.
- \* Roomy dining area adjacent kitchen with sliding door leading out to patio area.
- \* The spacious laundry has a built-in cupboard, linnen press plus separate toilet.
- \* On the upper level there are 2 large bedrooms with ducted air conditioning, both have built-in robes plus there is an extra walk-in robe to bedroom 1.
- \* There is also a large light & bright bathroom with 2nd toilet and a 2nd linen press.
- \* Outside there is a spacious rear courtyard with a verandah, sail and shed plus a carport with auto roller door.
- \* Extra features include solar panels, and security roller blinds to front of home.
- \* CALL TERRY WEBSTER (YOUR LOCAL ADELAIDE AGENT) on 0419 993 357 for more information or a private inspection. Visit [www.terrywebsterrealty.com.au](http://www.terrywebsterrealty.com.au)

2 BED | 1 BATH | 1 CAR

**PRICE:**

\$280,000 - \$290,000

**OPEN FOR INSPECTION:**

N/A



**Terry Webster**

**0419993357**

[terrywebster@atrealty.com.au](mailto:terrywebster@atrealty.com.au)

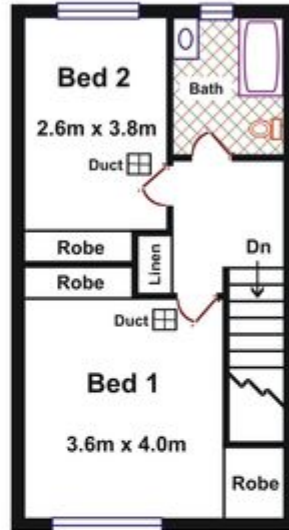
[www.atrealty.com.au](http://www.atrealty.com.au)

RLA: 269823

Unit 4, 59 - 61 Rosewater Terrace  
OTTOWAY



**Ground Floor**



**Upper Floor**

Area	M <sup>2</sup>
Ground Floor	50.33
Upper Floor	50.33
Carport	15.90
Verandah	13.29
Porch	1.45
<b>Total Approx</b>	<b>131.30</b>

**Please Note:** Every care has been taken to verify the correctness of the areas and details used in this leaflet. No warranty or representation is given or made as to the correctness of the information supplied and neither the owners, illustrator nor the Agent accept responsibility for errors or omissions. The sketch is for illustration purposes only and intending purchasers should satisfy themselves independently regarding sizes, layout and location of the property. Please check with local council that all structures are approved by council.

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.