





PROPERTY INFORMATION:

Address	: 15 Rozells Avenue COLONEL LIGHT GARDENS, 5041, South Australia
Category	: For Sale
Type	: For Sale
Is Feature	: Yes
Number bedrooms	: 2
Parking	: 3
Square meter	: 91.46

PROPERTY INFORMATION:

Classic charm and easy living

Classic charm and easy living # Best offer by 1st August at 12 pm Unless Sold Prior # Beautifully refurbished, this character Colonel Light Gardens home breathes old-world charm. This two-bedroom double brick cottage boasts stunning timber floors, soaring ceilings, low-maintenance landscaping, and it's NBN ready. The open-plan living and dining room is spacious, with a reverse-cycle air-conditioner and electric heating. This space adjoins the modern kitchen, complete with built-in wall oven and dishwasher, gas cooktop, Puratap water filter and an abundance of storage space. Each of the bedrooms is spacious, and feature electric heating and ceiling fans. The bathroom includes a bathtub and walk-in shower and a separate laundry room. This home boasts an instant gas hot water system. There's a huge covered entertaining area at the rear, overlooking the fully-fenced, large backyard, with garden bed, garden shed and garage, plus a large undercover parking area beside the house. This classic cottage is located in a beautiful and quiet street, close to the bus stop, local shop, cafe, park and schools. The Adelaide CBD is just a 15-minute drive away. CT / Vol 5748 / Folio 621 Torrens Title Yeat Built / Circa 1926 ESL / \$ 306.90 p.a. approx. Water & Sewer / \$284.40 p.q. approx. Council / City of Mitcham Council Rates / \$389.00 p.q. approx. Land Size / 697 sqm approx. Equivalent Building Area / 256.85 sqm approx.

CONVENIENCE:

General Amenities:

Accessibility Amenities:

Appliance Amenities:

Community Amenities:

Energy Savings Amenities:

Exterior Amenities:

Interior Amenities:

Landscape Amenities:

Security Amenities:

AGENT:



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