



**10 Shell Street Rosewater SA**

3 1 4

Anthony Fonovic & Team Morris are proud to present this ideally located 3-bedroom home only 11km from the city and less than 5km to the beach.

This is a rare and brilliant opportunity for the first homebuyer to get your foot in the real estate market's door, the savvy investor to increase your investment portfolio with great potential for an excellent yielder, or renovator to return this home to its former glory, or simply just knock it down to make way to build your new dream home (STPC).

This home offers a great layout that includes a good size kitchen with electric cooking, dishwasher & ample storage and is adjacent a light filled dining room and ceiling fan.

The large lounge room offers reverse cycle air conditioning for all year-round comfort and all three bedrooms are also of generous proportions and feature ceiling fans. Bedroom 2 offers a built-in-robe and bedroom 3 with built-in tall boy.

The good size bathroom offers a vanity with storage, separate shower & bath and toilet and access through the large separate laundry.

Plenty of secure off-street parking is on offer with a double length carport situated behind the roller door. Also offering

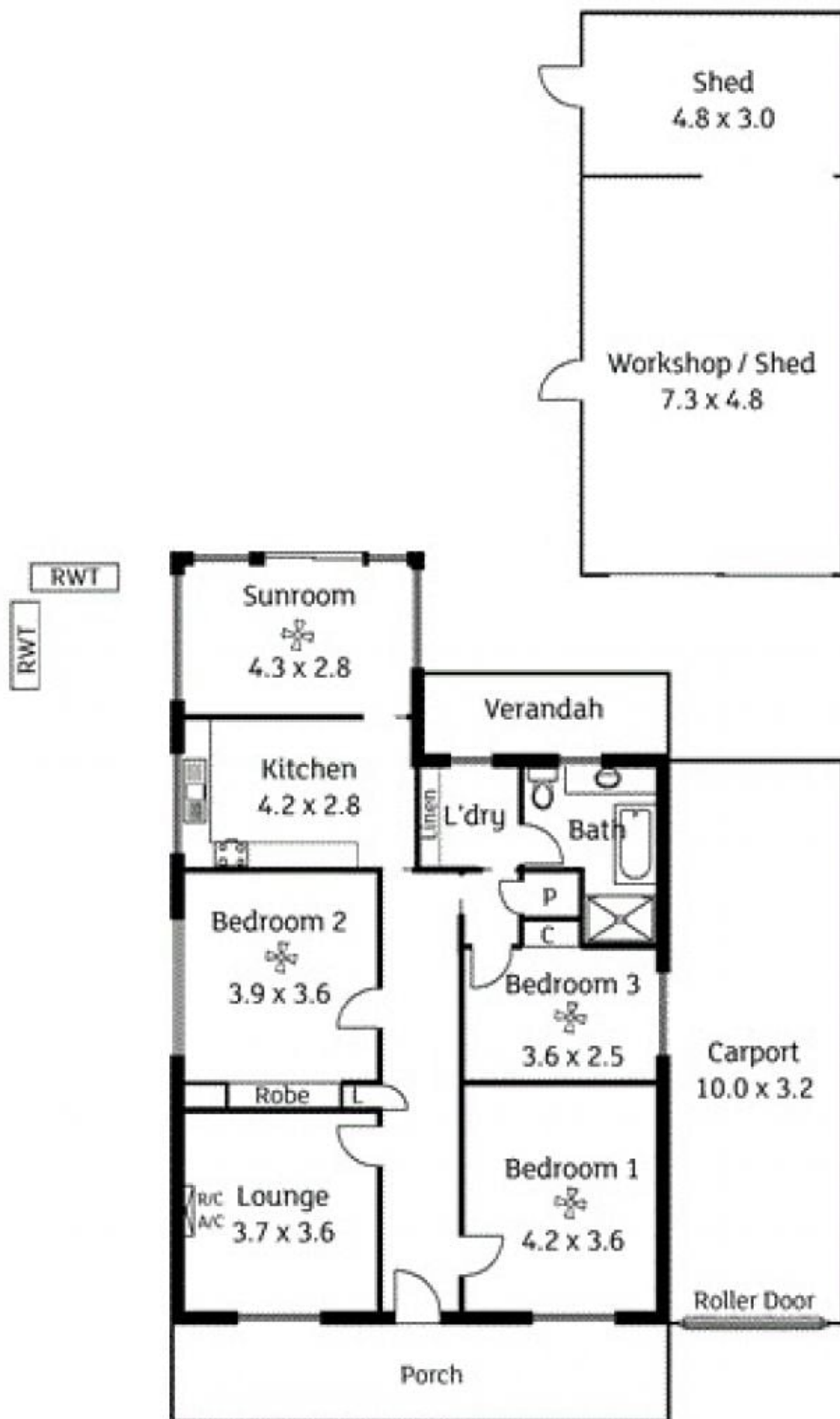
**Price** : \$ 444,000  
**Building Size** : 113 sqm  
**Land Size** : 533 sqm  
**View** : <https://www.timmorris.com.au/7302407>



**Shiv Arora**  
08 7225 2525



**Anthony Fonovic**  
08 7225 2525



NOTE: While every effort has been made to verify the correct details in this brochure, neither the vendor, illustrator or agent accept liability for any error or omission. All parties are requested to take relevant action to satisfy themselves of any issues.