



ROSEDALE - Land of Promise

\$349,950

This unique 1870 character stone property presents the opportunity for a truly great rural lifestyle. Situated on a glorious 6,880m² this remarkable property is perfectly positioned only 12 minutes from the heart of Gawler.

The home itself is a blank canvas, just waiting for you to put your stamp on. With a bit of TLC and an update of the decor, it will be a real gem. It boasts four large bedrooms, plus a utility/study area, with an open fire place in the master bedroom. There are three separate living areas, including lounge with open fire place, separate dining room, and a huge family room with slow combustion heater. A large, 3.6m x 3.9m cellar completes the home, and would be ideal for storage or your wine collection, which you can fill with Barossa Valley favourites!

Outside, the allotment is impressive, with three stone sheds and a large entertaining area. The rest of the land is ready and waiting for your personal touches.

Make the most of this rare opportunity to make your mark on the Barossa Valley - call Kies today to arrange your private inspection!

RLA: 249396

Upcoming Inspections

Inspect by appointment, contact agent.

Land Size

6880 m²

Kies Real Estate

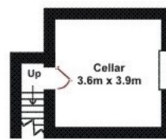
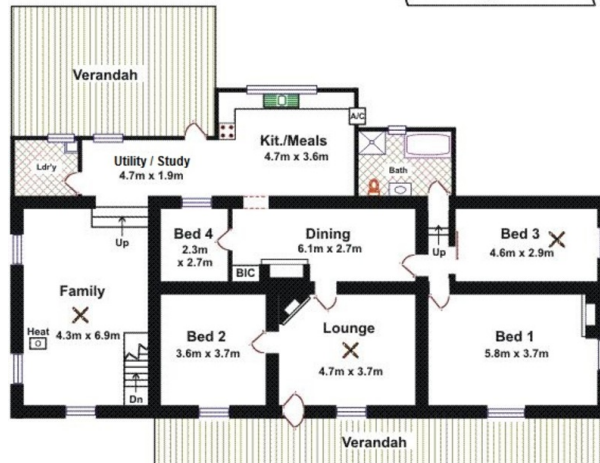
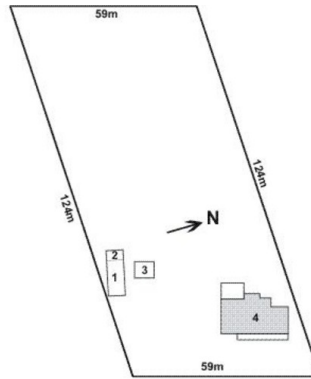
enquiries@kies.com.au

08 8523 3777

3A Adelaide Road, Gawler 5118

- 1 - Shed 5.2x 11.0
- 2 - Shed 5.2 x 3.4
- 3 - Shed 7.3 x 4.6
- 4 - House

Site Overview
NB: Not to Scale
Boundary measurements
are a GUIDE ONLY



Area	M ²
Living	194.93
Verandah	57.71
Cellar	14.04
Total Approx	266.68

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.

