



15 Finnis Court North Adelaide, SA

3 2 2

'Rosedene Cottage'

Privately positioned, this well cared for 1889 historic residence has been lovingly refurbished and extended on three occasions.

Accommodating up to three bedrooms and two bathrooms, Rosedene Cottage is rich in history and an excellent example of late 1880's architecture. Moving within the original cottage you will absolutely fall in love with the original features. The architecturally designed home office/artist studio/ 3rd bedroom is flooded with warm natural light, as an added bonus.

Tucked away in a quiet cul-de-sac, yet unbelievably close to the city and all amenities, this character residence comes with a private low-maintenance garden, paved and covered outdoor space, and secure under cover parking.

The heritage plaque states:

- Home office/artist studio (or 3rd bedroom) with ensuite bathroom and coffee/tea-making facilities
- On-site parking for at least two cars
- Timber, clay tiled and polished concrete floors
- Two open fireplaces
- Study and 2-3 bedrooms
- Open and well-lit living areas
- Sustainable features including solar panels, insulation, rainwater tanks
- Security and air conditioning systems

Price: \$825,000 - \$855,000

Council Rates: \$2,153.70/year (approx)

Water Rates: \$263.49 p/q



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