



# A.E REAL ESTATE

MANAGING ALL YOUR PROPERTY NEEDS



## Rosia Dale

AES25674 | DUPLEX

**£489,000**

BEDS: 3 | BATHS: 1 | AREA: 92m<sup>2</sup>

### PROPERTY FEATURES

**Service charges:** 95.83 Per Month   **Fully Furnished**   **Off Road**

**Rates:** 49.45 Per Month

**Category 2:** No

**Hepps:** No

**3 Year Residency:** Yes

### PROPERTY DESCRIPTION

Beautifully Refurbished Duplex for Sale in Rosia Dale £489000 Situated in a well-established residential area within the highly sought-after South District, this charming duplex enjoys an enviable location just a two-minute walk from Camp Bay Beach and close to St Joseph's School and Loreto Convent. Recently refurbished to an exceptional standard, the property offers approximately 78sqm of stylish and well-planned living space. It comprises three generously sized bedrooms and a modern family bathroom, finished with premium materials and contemporary design. The home boasts an impressive range of high-quality features, including reverse-cycle air conditioning in the living room and all bedrooms, tilt-and-turn double-glazed windows, newly installed mosquito nets, and elegant spot lighting throughout. There is ample fitted wardrobe space, brand-new Porcelanosa wood-effect floor tiles, and a beautifully appointed bathroom. The brand-new fully fitted kitchen, installed by Berman, is equipped with top-of-the-range appliances, making it both functional and sophisticated. Externally, the property benefits from a private 14sqm patio complete with a retractable awning [...]

📍 3 Cornwall's Parade

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