

**1/1 Fife Street, Woodville South, SA 5011**



**House For Sale**

Wednesday, 17 April 2024

**1/1 Fife Street, Woodville South, SA 5011**

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 247 m2**

**Type: House**



John Taylor

## Under Contract First Open

Looks can be deceiving as you step inside this well presented modern family home, built in 2006. Ideal for first home buyers and investors looking to get into this popular area. Upon entry you are greeted by a long central full-length entry hallway which leads you into the hub of the home being its spacious open-plan kitchen, dining and living area. The living area seamlessly connects to an outdoor undercover entertaining patio area with an expansive low maintenance imitation grass area, perfect for gatherings with family and friends all year round. Off the hallway is three good sized bedrooms, two of these bedrooms feature built-in robes, while the main bedroom offers its own ensuite with dual access to the bathroom. Floating Floor Boards throughout. The bathroom itself is a haven of relaxation, featuring a spacious shower, bathtub and vanity. Equipped with an electric cooktop oven and ample cupboard space, the kitchen is a cook's delight. Additionally, a functional laundry with external access and additional toilet facilities adds to the property's convenience. Parking is a breeze with a single lockup garage featuring an auto roller door extending onto a makeshift sunroom/covered courtyard or potential second car space storage with entry via a side glass sliding secure door. For those with winter blues or sports injuries or any health problems you may have, the ever-expanding Queen Elizabeth Hospital and multiple medical centres are only minutes away, less than 2km. Features you'll love:- Reverse Cycle Airconditioning- Additional Sunroom/Covered Courtyard- Great off-street parking- Remote control roller door - Artificial rear lawn for low maintenance with Garden Tool Shed- Fantastic undercover entertaining space for all year round entertaining- 2 toilets- Rainwater Tank- 4.4kw Solar Panels- Non-monitored security system- Updated interiors offer a perfect blank canvas- Light-filled living throughout. Conveniently positioned within easy reach of Flinders Park Primary School and Nazareth Catholic College, this property also enjoys proximity to Woodville Oval, Flinders Park Football Club, Grant Place Reserve, and the vibrant shopping hub of West Lakes Shopping Centre. When relaxation beckons, residents can take a short trip to the serene shores of Grange Beach, all the while being only a short drive to the City (9.9km). For more information, please contact John Taylor M: 0448095241 RLA (315723) or [john@stellarrealestate.com.au](mailto:john@stellarrealestate.com.au). All information provided has been obtained from sources we believe to be accurate, however, we cannot provide any guarantee and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own inquiries and obtain their own legal advice. (USP) Unless Sold Prior gives the vendor the right to accept any offers prior to May 20th.