

**1/59 Beaufort Street, Woodville Park, SA 5011**

**Boffo**

**Sold House**

Friday, 3 November 2023

1/59 Beaufort Street, Woodville Park, SA 5011

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



Paul McIntosh  
0447555870

**\$625,000**

Auction Location: On Site This fully detached Strata Titled homette is a rare find and should definitely be on your inspection list! In a prime street facing location the home has its own private driveway and entry. Opening to a spacious lounge room with feature bay window, it flows through to a well appointed kitchen and adjacent meals area. Two good sized bedrooms both with built in robes, neat bathroom, private low maintenance rear yard and secure garage with automatic roller door complete the offering. Perfectly positioned between the City and Sea and on a beautiful tree-lined street, this easy-care residence offers a wonderful lifestyle to the new owner. Just 7.7kms (approximately) from the beautiful Grange beachfront and surrounded by numerous shopping, eating and entertainment options. Transport options including the train and bus is within walking distance making your commute to the CBD and the Adelaide Oval precinct a breeze. From first-time homeowners and small families to experienced investors with an eye for quality, there will be no shortage of buyers eager to get their hands on this move-in-ready abode. Features that make this home special:- Master bedroom with bay window, built-in robe and ceiling fan - Bedroom two with built-in robe - Spacious lounge room with bay window and wall unit air conditioner - Beautifully maintained kitchen with gas cooktop and breakfast bar - Dining area adjacent kitchen with ceiling fan - Main bathroom with separate bath and shower- Separate toilet for convenience - Laundry with direct rear yard access - Generous pergola for outdoor entertaining- Garden shed for storage - Single garage with automatic roller door - Roller shutters to front windows - Private driveway Located minutes away from all the shopping and entertainment that Westfield West Lakes and Arndale Shopping Centre has to offer. Within walking distance to St Clair Recreation Centre and Reserve. Additionally in close proximity to a variety of excellent public and private schools, including Whitefriars Catholic School, Woodville Gardens Primary School and St Patrick's School. All information contained herewith, including but not limited to the general property description, price and the address, is provided to Boffo Real Estate by third parties. We have obtained this information from sources we believe to be reliable; however, we have not verified and do not guarantee its accuracy. The information contained should not be relied upon and you should make your own enquiries and seek advice in respect of this property or any property on this website. The Vendor's Statement (Form 1), the Auction Contract and the Conditions of Sale will be available for perusal by members of the public - (A) at our office located at 78-80 North East Road, Walkerville for at least 3 consecutive business days immediately preceding the auction; and (B) at the place at which the auction is to be conducted for at least 30 minutes immediately before the auction commences. RLA 313174