

**1/6 Beryl Street, Woodville West, SA 5011**

**HARRIS**

**Sold House**

Tuesday, 21 November 2023

1/6 Beryl Street, Woodville West, SA 5011

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 316 m2**

**Type: House**



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## Contact agent

Golfing, shopping, cafes, and coastlines – there are no better temptations for the investor, downsizer, or active retiree when choosing the carefree, courtyard life in the heart of a western suburbs' boom...It all points to a charming Federation-style 3-bedroom home given box seat Beryl Street privileges to its off-street trio, offering open arms to a host of buyers who'll love its size, practicality, dual garaging, and value-adding appeal. And while you turn up the toned-down neutrals, natural sunlight will do the rest. With it, comes a well-considered floorplan that places all 3 generous bedrooms conveniently front and left of the home, allowing you to close them off from the home's enormous rear open plan living focus. Facing those rearward and rewarding miles of tiled living space is the timber kitchen; its efficient fit-out including extensive breakfast bar benchtops, a stainless wall oven, gas cooktop, and dishwasher. Outside reveals a gabled all-weather patio – an ideal wind down with friends - screened for maximum privacy, and a less-is-more, blank garden canvas. Yet more is more in the thriving west that lets you take everything else for granted. Local Boy, Commune One, Numero 5 Bakery & Café, Frank Mitchell Park and Playground, and the QEH; Findon Road supermarkets, Grange and Royal Adelaide Golf Courses, and West Lakes – your lakeside ace beside Grange and Tennyson beaches. For transport, lifestyle, and location, this style-seeking convenience is spot on. More aspects to consider: - Street-facing, 1 of 3 community titled homes - Large alfresco patio for all-weather dining - Dual garage with rear vehicle access - Ducted R/C A/C throughout - Deceivingly spacious open plan living & dining - Master with BIRS & a 2-way ensuite - Bedroom 2 with BIRs - 2nd WC to the rear laundry - A superb investment, retiree pad, or first home - Zoning for Woodville P.S. - Renovate or refurbish for value-adding impact...Specifications: CT / 5936/70 Council / Charles Sturt Zoning / GN Built / 2004 Land / 316m<sup>2</sup> Frontage / 16.21m Estimated rental assessment: \$590 - \$620 p/w (Written rental assessment can be provided upon request) Nearby Schools / Woodville P.S, Seaton Park P.S, Hendon P.S, Kilkenny P.S, Alberton P.S, Findon H.S, Seaton H.S, Woodville H.S, Underdale H.S, Henley H.S Disclaimer: All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate 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 enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 226409