

**1 Jimmy Watson Drive, Woodcroft, SA 5162**



**Sold House**

Friday, 11 August 2023

1 Jimmy Watson Drive, Woodcroft, SA 5162

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 725 m2**

**Type: House**



Scott Nowak  
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**\$945,000**

Equal to 9 main rooms, this impressive home proudly sits on a large allotment of approx. 725sqm in a quiet tree studded location. Nestled in the prestigious 'Glenloth' Estate - Woodcroft, this modern family home is sure to impress even the most discerning of buyers. Don't pass up the opportunity to secure this substantial home with nothing to do but move in and enjoy. The current owners have loved and enjoyed all aspects of the home and surrounding community, make no mistake this is a genuine sale that cannot afford to be missed. The modern design features generous living areas and boasts a footprint of approx. 335sqm of both internal and external living, enough 'space' for the entire family. The versatile floor plan makes this home perfect for large or growing families. Boasting 4 generous bedrooms, including the master bedroom with 'his and hers' walk-in-robe, and ensuite bathroom. The remaining bedrooms are all of a good size, have ceiling fans and robes, and are easily serviced by the main family bathroom. The home offers a spacious formal lounge or home theatre with a picturesque outlook over the landscaped front yard. The centrally located gourmet kitchen is certainly fit for any home chef, fitted with a massive island bench, modern stainless steel appliances, including a dishwasher, as well as ample bench and cupboard space. The open plan living and dining room are a great place for the family to get together and there is also the added benefit of a rumpus room to accommodate the rest of the family! Features include quality fixtures and fittings as well as neutral décor and soft furnishings throughout, ducted reverse cycle air-conditioning and a solar electrical system. Outside, there is an entertainment area overlooking the rear yard and gardens, providing enough space to entertain comfortably all year round. There is also a detached studio, perfect for a teenage retreat or home gym, as well as a shed for additional storage. The corner allotment provides easily accessible off-street parking and there is the convenience of a double garage under the main roof with handy internal access. Conveniently located in the heart of 'Glenloth' Estate, close to Woodcroft Plaza and Woodcroft Town Centre shopping precincts, as well as Woodcroft Library and Woodcroft College. Within close proximity to Colonnades Shopping Centre and the Southern Expressway, making the drive to the Adelaide CBD, Flinders Medical Centre and Flinders University a quick and easy one. McLaren Vale, Willunga and the wineries of the Fleurieu are also only a short drive away. Close to Tangari Regional Park, Happy Valley / Reynella East Wetlands and Happy Valley Reservoir Reserve, and the prestigious Vines Golf Club of Reynella. With so much to offer, it's a pleasure to represent 1 Jimmy Watson Drive, Woodcroft for sale and highly recommend an inspection to any buyer serious about securing an impressive family home in this popular location. With realistic Vendor expectations this property will be sold, so call Scott Nowak 0412 567 212 or Luke Pocklington 0438 794 404 from Ray White Morphett Vale for more information or to arrange an inspection. RLA:262999 PLEASE NOTE: This property is being auctioned onsite Sunday 13/08/2023 at 1:00pm (Unless Sold Prior) in line with current Real Estate legislation. Should you be interested we can provide you with a printout of recent sales to assist you in your value research. The sales documentation including the Vendor's statement may be inspected at 5/197 Main South Road, Morphett Vale for 3 consecutive business days immediately preceding the auction; and will be on display at the auction for 30 minutes before the Auction commences. Want to find out where your property value sits within the current market? Have one of our experienced agents from Ray White Morphett Vale provide you with a market update on your home or investment. Call Scott Nowak directly on 0412 567 212 to book a Free Property Appraisal. Specialists in: Morphett Vale, Woodcroft, Reynella, Old Reynella, Happy Valley, Sheidow Park, Hallett Cove, Trott Park, O'Halloran Hill, Hackham, Hackham West, Huntfield Heights, Onkaparinga Hills, Christie Downs and Christies Beach. Ray White Morphett Vale, Number One Real Estate Agents, Property Auction Specialists, Sale Agents and Property Managers in South Australia. Disclaimer: Every care has been taken to verify the correctness of all details used in this advertisement. However, no warranty or representation is given or made as to the correctness of information supplied and neither the owners nor their agent can accept responsibility for errors or omissions.