

**1 Wood Street, Millswood, SA 5034**

**BOOTH**

**House For Sale**

Wednesday, 17 April 2024

1 Wood Street, Millswood, SA 5034

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Area: 674 m2**

**Type: House**



Jamie Brown  
0413000887

**\$2.7M - \$2.85M**

Immaculate sandstone villa (circa 1910), with sympathetic contemporary and light-filled additions, and swimming pool, offering excellent casual and formal living zones, that seamlessly fuse, within this character family home. Fabulous accommodation, with four large double bedrooms, including a spacious parents' retreat upstairs, with his and hers walk-in robe, recently refurbished ensuite bathroom, and elevated views of the rear garden and pool, from your private balcony. This family residence is very spacious throughout, and is surrounded by beautifully tended gardens and lawns, along with well-preserved high ceilings, polished floorboards, and open fireplaces, that feature throughout this exceptionally well-located family villa. The formal sitting room, is most impressive in size, and includes study alcove, and feature open fireplace, catering well for the growing family. The voluminous light-filled main casual living zone, is very spacious, including casual dining and family/TV room, which overlooks and opens through floor-to-ceiling windows, to the spectacular sun-drenched rear garden and pool setting. A feature of this family residence is the conservatory, which flows from the main living, not only servicing the inside, but it is also ideal for children's entertaining and parties, as it opens out to the outdoor pool and lawned area. The automatic awnings to the rear of the home, are very effective, producing a large, shaded area on those hot days, but also allowing all the light and sun to intrude, when retracted over the cooler months. Beautifully located on whisper-quiet Wood Street, and within a short stroll to fashionable King William Road's retail and café experience. Surrounded by excellent schooling and shopping facilities, with Unley Shopping Centre only a few minutes' drive away. Within walking distance to Walford Anglican School for Girls, and with Scotch College Adelaide, Mercedes College, Concordia College, Goodwood Primary School, Unley Primary School, and St Thomas School, nearby. Ducted reverse-cycle air-conditioning, alarm system, three car off-street parking, and electric gates. OFFERS CLOSE: Thursday, 9th May 2024 at 12noon (Unless Sold Prior) AGENT: JAMIE BROWN 0413 000 887 RLA: 294724 RATES AND TAXES (approximate only and subject to change)- Certificate of Title Volume: 5086 Folio: 438- Council The City of Unley Rates: \$3,615.25 per annum (approx.)- SA Water Quarterly Supply Charge: \$74.20 per quarter (approx.) Sewer Charges: \$295.49 per quarter (approx.)- Emergency Services Levy \$341.05 per annum (approx.)