

10 Langbein Avenue, Woodside, SA 5244

HARRIS

Sold House

Thursday, 26 October 2023

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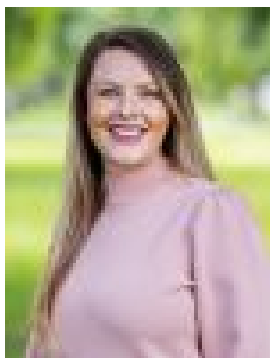
Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 1018 m2

Type: House



Elle Seaman

0434644856

\$1,005,750

You can almost reach out and touch Woodside's village delights, but you'll never hear them nor even know they were so close to this weatherboard home with a charming first impression on its mission to entertain like few Hills homes can on its flat parcel of some 1200sqm. Let's start where it ends; a sprawling rear yard with lawns that appeal for epic battles of cricket, an alfresco pavilion with Christmas lunch on its to-do list and a huge solar-heated pool that will make this summer your best yet. That rear setting forms a gorgeous backdrop to boundless open-plan living with some 56sqm of room to roam at the feet of a classically styled kitchen equipped with all the contemporary bells and whistles atop striking oak-look floating floors. The way the rear living zone flows outside with effortless ease only enhances the sense of light and space, energising this flexible home with a study to go with its three double bedrooms. And there's no better place to rest your weary head than the street-facing master bedroom with a walk-in robe and an expansive ensuite featuring a double vanity and a bathtub that takes a relaxing soak by a bay window. Whether it's the Amy Gillett bike trail on your very doorstep; the Providore, pub, post office, cafes and heritage buildings of Woodside's charming heart; or the world-class cellar doors (Bird in Hand and Barristers Block) that wait just a short drive away; it's a special home in a special part of the world. More to love:- Enviably placed on a rare level Hills plot - Impeccably presented inside and out - Powerful solar system for reduced energy bills - Flexible floorplan with expansive open-plan living and alfresco pavilion - Double garage with remote entry, plus additional off-street parking - Huge breakfast bar, dishwasher and oversized freestanding oven/gas cooktop - Efficient split temperature control - High (2.7m) ceilings throughout - Separate laundry - Storage includes built-in robes to bedrooms 2 and 3 - Beautifully landscaped gardens and tool shed to rear- Just a short walk from Foodland, bakery, post office and a range of other amenities - Moments from local schools - Less than 40 minutes from the CBD - And much more Specifications: CT / 5708/271 Council / Adelaide Hills Zoning / T Built / 2014 Land / 1018m² Council Rates / \$3,083pa Emergency Services Levy / \$144.30pa SA Water / \$442.88pa Estimated rental assessment / \$700 - \$800 per week / Written rental assessment can be provided upon request Nearby Schools / Woodside P.S, Oakbank School, Lobethal P.S, Lenswood P.S, Nairne P.S, Oakbank School, Mount Barker H.S, Birdwood 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