

# 11 Hereford Lane, Woodcroft, SA 5162



## Sold House

Tuesday, 15 August 2023

11 Hereford Lane, Woodcroft, SA 5162

Bedrooms: 4

Bathrooms: 1

Parkings: 2

Area: 532 m2

Type: House



Brigitta Waters

**\$660,000**

OPEN Saturday 1st July 11.45am - 12.15pm Situated on a quiet and peaceful lane in the heart of Woodcroft, this beautiful home is in close proximity to all you could need - local amenities, library and community centre, outstanding schools, shopping centres, public transport, etc. Offering two separate living areas on a spacious and functional floorplan, it also includes a delightful outdoor entertaining area with a generous backyard. The home is equipped with solar panels to provide energy efficiency with savings on your power bill, and a ducted reverse cycle heating and cooling system, with five zones, for year-round comfort. At the front of the home is a stunning living room as well as the main bedroom with large picture windows spanning the entire area, spilling an abundance of natural light, and providing picturesque views across the well-kept front garden. The hallway leads onto the open-plan kitchen and dining and flows into the family room which is the hub of the home, so everyone is included in the festivities and functions. The kitchen features a neutral colour scheme with a large window overlooking the envious rear yard. It is complete with ample benchtop, cupboards and drawer space, gas cooktop, built-in oven, Puratap and plenty of pantry space for storage. There are a couple of options for your dining with enough room to comfortably seat the entire family for a delicious dinner. The sliding doors opening onto the outdoor area are ideal when entertaining. On the south side we find the four bedrooms which are conveniently positioned near the main bathroom and laundry. The main bedroom has a ceiling fan and walk-in robe for storage convenience as well as access through to the two-way bathroom. Bedrooms 2, 3 and 4 are carpeted, are also of good size and are complete with built-in robes. Like the inside of the home, the outside is picture-perfect. The front offers genuine street appeal, manicured gardens, and shrubbery. The garage has an automatic roller-door for safe storage of your vehicle, with direct access into the patio area for the utmost security and privacy. A second roller-door is featured here which can be locked if required or opened for extra entertaining space. The rear yard features a spacious entertaining area underneath a pitched pergola as well as an additional paved space where you can enjoy the sunshine in the warmer summer months. The garden here has also been manicured to perfection with plenty of lawn for the kids and fur-babies to play in the fully fenced yard. Conveniently raised garden beds allow you to plant your own vegies and herbs. A garden shed can be found in the rear corner for safe storage and easy access to garden equipment and tools. Approximate ongoing fees: Council Rates - \$510/qtr SA Water - \$135/qtr ESL - \$130/year