

**12 Woodside Road, Lobethal, SA 5241**

**ADCOCK**

**Sold House**

Tuesday, 21 November 2023

12 Woodside Road, Lobethal, SA 5241

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 770 m2**

**Type: House**



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**\$665,000**

The charm is palpable, and so is the potential on a gratifying 770sqm\* block home to c1925 grandeur, immaculate gardens, and unlimited vision if sprucing a vintage is your thing...Beyond the proud stone-fronted stance, soaring gables and high set, pillared porch primed for watching the world pass, is a 3-bedroom bungalow promising leadlight, sash windows and soaring 3.1m\* ceilings – all relics of a memorable era – and the jumping off point for progress. Let's not discount the advancements already made in the whitewashed bathroom and refurbished rear bedroom; a head start that gives you the motivation to keep going. And while you'll quietly adore the vintage kitchen, its Metters wood stove may just live on for impact in your new and improved 2024 edition; beyond the back door, gardens for miles will only edge you closer to the lifestyle magic you can add – STCC - to honour the block's depth. An extra-large laundry offers mudroom practicality, and the separate WC off the rear utility room could make way for a rear master bedroom ensuite – an idea to park for later while you choose which of the massive front and rear bedrooms becomes yours. Long admired as a family mecca for its community Christmas light show, Lobethal also treats you to a cooler summer climate, country fare in a stroll, a pivot to Lobethal Oval, and the sweet and savoury delicacies of Lobethal Bakery. Looking for your next project? Make it here, bound by a sweep of rural scenic serenity, in a relic bound for lifestyle...The rewards will be all yours: C1925 stone fronted bungalow on 770sqm\* Roller shutter security (front & side) Hidden cellar beneath lounge room Split system R/C A/C Single carport & shed. Woodshed + outside store Immaculate gardens across the block Mains water | Electric HWS | NBN available. Main street proximity for shopping & cafes Unbeatable project magic... \*Measurements approx. Property Information: Title Reference: 5730/685 Zoning: Township Year Built: C1925 Council Rates: \$TBA per annum Water Rates: \$TBA per quarter \*Estimated rental assessment: \$440 - \$460 per week (written rental assessment can be provided upon request) Adcock Real Estate - RLA66526 Andrew Adcock 0418 816 874 Nikki Seppelt 0437 658 067 Jake Adcock 0432 988 464 \*Whilst every endeavour has been made to verify the correct details in this marketing neither the agent, vendor or contracted illustrator take any responsibility for any omission, wrongful inclusion, misdescription or typographical error in this marketing material. Accordingly, all interested parties should make their own enquiries to verify the information provided. The floor plan included in this marketing material is for illustration purposes only, all measurement are approximate and is intended as an artistic impression only. Any fixtures shown may not necessarily be included in the sale contract and it is essential that any queries are directed to the agent. Any information that is intended to be relied upon should be independently verified. Property Managers have provided a written rental assessment based on images, floor plan and information provided by the Agent/Vendor – an accurate rental appraisal figure will require a property viewing.