

**126 Woodford Road, Elizabeth North, SA 5113**



**Sold House**

Friday, 11 August 2023

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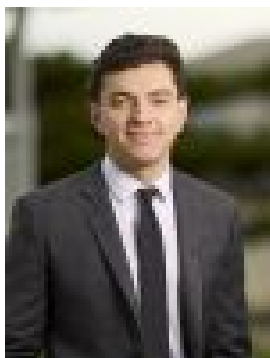
**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 860 m2**

**Type: House**



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**\$430,000**

Wonderfully positioned in one of the most convenient, family-friendly pockets of the north just a stone's throw in either direction to Elizabeth City Centre and Munno Para Shopping City, strolling distance to local schools, and a skip and a jump to Womma Train Station for traffic-free commutes - this charming property loaded with updates is packed with surprises. Set on a hugely spacious 860m<sup>2</sup>(approx) block that needs no reminding of the incredible renovation, redesign or redevelopment possibilities ready to transform this sought-after address in an instant (STCC), the existing renovations deliver exceptional versatile living. From the open-plan entertaining and modern kitchen, large formal lounge easily turned into a superior master bedroom, two additional generous bedrooms as well as light-filled rumpus - the clever adaptability on offer is perfectly suited for couples looking for a big block with incredible potential right through to established families in need of everyday functionality. With a wide outdoor verandah and sprawling, sunny backyard with that sees a sea of kid and pet-friendly lawn, dedicated vegetable garden area with shade cloth pergola, handy storage sheds and carport, large front yard for plenty of off-street parking and a bill-busting solar system to cap it all off - there's an exciting future here of enormous potential.

**KEY FEATURES**

- Lovely open-plan living and entertaining potential helmed by a modern kitchen flush with crisp white cabinetry and bench tops, and gleaming stainless oven and gas stove top
- Large formal lounge with ceiling fan or huge master bedroom
- 2 additional spacious bedrooms (one with BIRs)
- Neat and tidy original bathroom, separate WC adjoining the practical laundry
- Ducted AC throughout as well as bill-busting solar system
- Separate rumpus for more great living options
- Property-wide outdoor verandah and entertaining area overlooking a hugely spacious backyard
- Carport, garage and large shed as well as chicken coop and vegetable garden area
- Massive 860m<sup>2</sup> (approx.) block inviting incredible extensions, rebuild or exciting sub development possibilities (subject to council conditions)

**LOCATION**

- A short stroll to Elizabeth North Primary and Playford College
- Close to a range of popular leafy parks and reserves, and just 450m to Womma Train Station for fast and efficient public transport
- 3-minutes to both the bustling Elizabeth City Centre or Munno Para Shopping City for all your café, shopping and entertaining needs

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**Property Details:** Council | PLAYFORD Zone | GN - General Neighbourhood \\ Land | 860sqm (Approx.) House | 278sqm (Approx.) Built | 1960 Council Rates | \$TBC pa Water | \$TBC pq ESL | \$TBC pa