

# 14 The Parkway, Aberfoyle Park, SA 5159

## House For Sale

Thursday, 30 May 2024



14 The Parkway, Aberfoyle Park, SA 5159

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Area: 810 m2

Type: House



Alistair Loudon  
0481361617



Wilson Bock  
0438904444

**\$925k**

Auction Sat, 15th Jun - 9.30am (usp) Set amongst the gum-studded beauty that makes Woodland Ridge estate a secret worth keeping, this two-level family home lives up to its gem of an address courtesy of its enviable corner position, tranquil outlook, dual driveways and extensive renovations that bring its comfort, functionality and looks into the 21st century. Casting a wide view over a nature reserve, every space in this flexible home seems to frame its unique, soul-soothing surrounds, ensuring its multiple living zones, four bedrooms and study feel so much further from the CBD than the 30 minute drive suggests. The lower floor flows effortlessly from room to room and reaches its crescendo at the slick, stone-topped kitchen with quality appliances, breakfast bar, walk-in pantry, a view to the rear alfresco pavilions and prime position between the two expansive living zones that feed it. The upper level was built just for you; combining a retreat with a bedroom, updated ensuite and a dressing room kitted out in custom joinery and enough storage for a considerable shoe collection. The main bathroom - featuring Kit Kat tiling, semi-freestanding bath and moody black tapware - will make guests green with envy in this ducted temperature controlled home with high ceilings, soaring voids and striking engineered timber floors. The city to the north, the Hills and its wineries to the east and south, and our beautiful coastline to the west; the best of greater Adelaide and beyond waits within a short drive. Welcome to Woodland Ridge. - Prized corner position creates imposing street presence and dual driveways - Dynamic layout with multiple living zones and up to five bedrooms - Double carport and additional off-street parking - Extensive renovations make it look and feel like an ultra-modern home - Ducted and split r/c for year round comfort - Crisp white colour scheme - Updated wet areas and separate laundry - Expansive undercover entertaining zones, including pitched roof pavilion with cafe blinds - Dishwasher and gas cooktop - Storage galore - Established gardens with auto watering system - Walking distance from public transport - A short from the The Hub and Westfield Marion - Close to a range of schools

CT Reference - 5163/487 Council - Onkaparinga Council Rates - \$2,278.83 Emergency Services Levy - \$167.90 pa Land Size - 810m<sup>2</sup> approx. Year Built - 1989 Total Build area - 224m<sup>2</sup> approx. Zoning - HN - Hills Neighbourhood

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