

15B Woodley Avenue, Newton, SA 5074

HARRIS

Sold House

Friday, 1 September 2023

15B Woodley Avenue, Newton, SA 5074

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 325 m2

Type: House



Tom Hector
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Clinton Nguyen
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\$562,000

More spacious than most, this charming homette kept in faultless condition offers picture-perfect downsized living in a pocket of the north-east routinely sought-after for its lifestyle emphasis putting every need imaginable right at your fingertips. From being a stone's throw to the ever-popular Thorndon Reserve for endless weekend adventures and a leisurely stroll to the vibrant Newton Central teeming with delicious cafés and eateries like Panini Brothers, Clay & Co, OVO Gelato, as well as Target and Drakes for all your daily essentials – few addresses can deliver such everyday appeal. Cosy and comfortable to a tee, 15B Woodley Avenue enjoys delightful free-flow as the spacious formal lounge, dining and family spill with natural light. Headlining this central entertaining area is the spacious kitchen flush with abundant cabinetry and great bench top space to keep cooking easy and stress-free, while a light and bright main bathroom complements the generous 2-bedroom footprint for perfectly relaxed living. With a sunny, landscaped backyard alfresco, neat frontage and secure garage, a wash of interior updates when you're ready would quickly bring this lovely and complete home into refreshing modern standards. Whether you're a first-time buyer, downsizer or looking to start or expand an investment portfolio, the opportunity here can't be overstated! Features you'll love: - Light-filled lounge with new blinds and AC, as well as open and airy family and meals zone with wall heater - Spacious kitchen ready to socialise as you discover new culinary triumphs, abundant storage, great bench top space, dual sinks and stainless oven, gas stove top and rangehood - 2 generous bedrooms featuring durable floating floors and BIRs - Neat and tidy bathroom featuring separate shower and bath, adjoining WC for added convenience and new fittings - Practical laundry opening to a lovely undercover alfresco and sunbathed courtyard with landscaped, easy-care gardens - Secure garage with roller door and charming frontage - Only 800m to the bustling Newton Central, Target and Drakes Foodland for all your daily shopping needs - Moments to a variety of popular cafés and eateries for a fantastic everyday lifestyle - Close to beautiful parks and popular reserves as well as easy public transport options Specifications:CT /5446/971Council /CampbelltownZoning /GNBuilt /1986Land / 325m2Frontage / 10.19mCouncil Rates / \$1,491.58pa (approx)Emergency Services Levy / \$144.30pa (approx)SA Water / \$169.95pq (approx)Estimated rental assessment: \$450 - \$480 p/w (Written rental assessment can be provided upon request)Nearby Schools /Charles Campbell College, Paradise P.S, Thorndon Park P.S, East Torrens P.SDisclaimer: 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