

**16 Barossa Way, Woodcroft, SA 5162**



**Sold House**

Wednesday, 27 September 2023

16 Barossa Way, Woodcroft, SA 5162

**Bedrooms: 3**

**Bathrooms: 1**

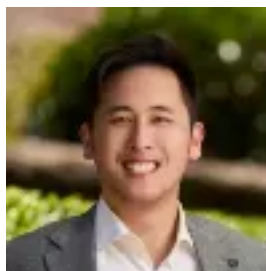
**Parkings: 2**

**Area: 405 m2**

**Type: House**



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**\$615,000**

Nestled in a quiet almost no-through road in the family-friendly suburb of Woodcroft, this exceptional three-bedroom family home offers everything you could need. Freshly repainted and with new flooring throughout, it boasts two living spaces, an expansive outdoor entertaining space, low maintenance gardens, a handy workshop with power and storage, plus drive-through access and additional parking off-street. In addition, a ducted evaporative cooling system, a gas heater in the living space and 8 solar panels help keep the energy bills at bay. Woodcroft offers a lifestyle the whole family will never tire of. The convenience of suburban living, nature reserves, shopping at the recently revamped Woodcroft Plaza and Woodcroft Town Centre's, high-quality public and private educational options and a vibrant local community, plus only a short 30 minute commute to the cbd via the Southern Expressway.- Spacious & versatile floorplan with 2 living spaces- Plenty of natural light from all areas of the home- Open-plan living, dining and kitchen space with floating floors- Functional kitchen with gas cooktop & plenty of cupboard/bench space- Huge primary bedroom with split r/c air-conditioning- Three sizeable bedrooms - two featuring built-in robes- Large bathroom with separate toilet, bath and shower- Gas heating in the lounge, ducted evaporative cooling throughout- Freshly repainted and with new flooring throughout- Paved outdoor entertaining space with a shaded pergola- Workshop shed with concrete floor, power and plenty of storage- Direct entry to the home from under the main roof- Drive-through garage with additional off-street parking- 8 solar panels @ 2.2kw helping manage your energy bills- Well laid out 405m2 allotment with low maintenance gardens

Important Information: Title: Torrens Title Land size: 405m2 Build year: c1992 Council: City of Onkaparinga Council rates: \$1737.50 p/a SA Water: \$153.70 p/q ESL: \$127.10 p/a Potential rental return: \$520 per week

All information has been obtained from sources deemed to be accurate, however, it cannot be guaranteed and neither the agent, agency or vendor accepts any liability for errors, omissions or oversights. Any reference to rates/outgoings, school zoning, planning consent, land/building sizes, build year, and solar panels are all approximate. It is recommended any interested parties conduct their own due diligence. If this property is being offered via public auction, the Form 1 (vendors statement) will be on display 3 business days prior to the auction, and for 30 minutes preceding the auction at the place of auction. RLA325330.