

17 Woodbridge Drive, Angle Vale, SA 5117

HARRIS

House For Sale

Tuesday, 23 April 2024

17 Woodbridge Drive, Angle Vale, SA 5117

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 800 m2

Type: House



Matt Ashford
0497449525



Andrew Farnworth
0433963977

\$789k - \$839k

Welcome to 17 Woodbridge Drive, Angle Vale, where luxury living meets suburban serenity. Presented proudly by Matt Ashford and Harris Real Estate, this stunning property is nestled within the highly sought-after Woodbridge Estate, offering an impressive 800sqm allotment of prime real estate. Boasting an enviable location directly opposite a picturesque reserve complete with tennis and basketball courts, this home provides the perfect balance of convenience and tranquillity. Step inside and be greeted by a spacious and inviting interior spread across four bedrooms, two bathrooms, and a double garage. The layout is thoughtfully designed to cater to modern living, with two large living spaces providing ample room for relaxation and entertainment. Upon entry, the formal lounge and master bedroom beckon, situated at the front of the home for added privacy and comfort. The master bedroom is a sanctuary in itself, featuring his and hers walk-in robes and a luxurious ensuite, offering a haven of relaxation after a long day. As you move through the home, the open-plan living, meals, and kitchen area beckon, seamlessly integrating modern design with functionality. The kitchen is a chef's delight, equipped with quality Westinghouse appliances, including an oven and gas cooktop, a Bosch dishwasher, overhead cupboards, and a spacious butler's pantry complete with a second sink. Adjacent to the kitchen lies a versatile space that can be utilized as a bedroom or home theatre, adding flexibility to the floor plan. Meanwhile, bedrooms 2 and 3 are situated at the rear of the home, both featuring built-in robes and conveniently located near the main 3-way family bathroom. Outside, the property truly shines with an alfresco area perfect for entertaining, complemented by a large aggregate concrete patio ideal for outdoor dining or relaxation. The expansive backyard offers plenty of space for children to play or for gardening enthusiasts to indulge their green thumb. Rear access through the garage provides added convenience, while a plumbed-in rainwater tank ensures sustainability and cost-efficiency. More amazing features include:- Ducted reverse cycle air conditioning- 3 phase power- Large laundry with ample cupboard and bench space- Security cameras and security doors- Close to schools, shops and public transport. In summary, 17 Woodbridge Drive presents an unparalleled opportunity to embrace the epitome of modern living in a coveted location. Don't miss your chance to call this exquisite property home. Contact Matt Ashford today to arrange your inspection and secure your slice of paradise. Specifications: CT / 6201/184 Council / Playford Zoning / MPT Built / 2018 Land / 800m² Council Rates / \$2062.90pa Emergency Services Levy / \$154.30pa SA Water / \$180.12pq Estimated rental assessment: \$620 - \$680 p/w (Written rental assessment can be provided upon request) Nearby Schools / Angle Vale P.S., Riverbanks College B-12, Evanston Gardens P.S. Disclaimer: 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