

17 Wooton Road, Edwardstown, SA 5039



House For Sale

Thursday, 7 March 2024

17 Wooton Road, Edwardstown, SA 5039

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House



William Fan

\$695k - \$755k Best Offers

Best Offers By Monday 25/03 at 5pm Unless Sold Prior. Price Guide: \$695k - \$755k Contemporary living meets a coveted, low-maintenance lifestyle at 17 Wooton Road. This stunning three-bedroom townhouse epitomizes modern design, boasting a range of features that will delight even the most discerning homeowner or investor. The floorplan has been thoughtfully designed with the ground floor boasting a flawless natural flow from the front flexible room to the divine open plan living area, through to the impressive outdoor area. The open-plan layout seamlessly connects the living area to the well-equipped kitchen, complete with quality appliances including a dishwasher, gas cooktop, oven, ample cupboard space, and a practical wrapping preparation bench, with a breakfast bar and elegant benchtops. Open the sliding doors to step out to your delightfully low-maintenance backyard. This space is perfect for entertaining and enjoying the cool summer breezes, making it an extension of your indoor living experience. Venture upstairs, and you'll discover a private haven comprising the three-bedrooms, a retreat/study nook for quiet reflection, and a lovely family bathroom featuring a spacious separate shower and a bathtub. The master suite boasts walk-in wardrobes and a private ensuite, providing a retreat-like atmosphere, while the two additional well-proportioned bedrooms offer comfortable accommodation for the whole family. Also, enjoy the natural scenery of the Adelaide Hills from the master bedroom and upstairs living area. The internal laundry facilities on the lower level provide an additional powder room for practical living. While the functional garage provides secure parking for your vehicles with extra driveway parking for guests. More to love:- High ceilings & doors- Ducted reverse cycle air conditioning- Downlights throughout- Gas instantaneous hot water- Rainwater tank- Paved backyard- Garage with automatic panel lift door and direct internal entry- Low density community - only two households Set within the northern district of Edwardstown and is within close proximity to Castle Plaza and Cumberland Park Shopping Centre, quality private and public schooling options including Black Forest and Edwardstown Primary Schools, St Anthony's, Cabra Dominican College and Emmaus Christian College, and conveniently situated for easy access to both the city and sea. Specifications: CT / 6072/869 Council / CITY OF MARION Year Built / 2012 Council Rates / \$1,508.55 approx. pa Community Arrangement / Self-managed Community Insurance / \$1,042.50 approx. pa (Public Liability & Building Insurance) *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 inquiries and obtain their own legal advice.