

**19 Woodswallow Drive, Happy Valley, SA 5159**



**House For Sale**

Monday, 18 March 2024

19 Woodswallow Drive, Happy Valley, SA 5159

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 3**

**Type: House**



Joe Marriott  
0488451773

## **\$699,000 - \$765,000 Best Offers By 23rd April**

Best Offers By 23rd April at 1:00 pm Joe Marriott and the team at Ray White Colonel Light Gardens are proud to present this charming family-friendly home nestled in the heart of Happy Valley. Situated on a tranquil and leafy street with all essential amenities within easy reach. Experience the ultimate convenience of a fully fenced property featuring landscaped, manicured front lawns designed for both beauty and resilience against drought. Step inside to reveal a spacious living area illuminated by abundant natural light streaming through the windows. Transition through charming arch walkways to discover the seamless flow of the open-plan kitchen, main living, and dining area, perfect for modern living and entertaining. Recently renovated, the kitchen boasts modern upgrades including a gas cooktop, electric oven, and dishwasher, offering both style and functionality. Adjacent to the kitchen, a newly completed butler's pantry/laundry area features open shelving and extra storage, enhancing the space's efficiency and organisation. Adding to the practicality of the layout, a separate toilet in the laundry area ensures convenience for all residents and guests. The master suite offers a relaxing retreat, complete with a spacious built-in wardrobe, ceiling fan for added comfort, and plush carpeting. Additionally, the home boasts three more bedrooms, two with expansive full-width mirrored built-in wardrobes, providing endless storage space. Positioned conveniently close to the bedrooms is the newly renovated bathroom, showcasing floor-to-ceiling tiles for a sleek aesthetic and equipped with modern amenities. Step outside to indulge in the delights of the spacious fibreglass pool, creating an entertainer's haven where the entire family can enjoy the great outdoors! The large pergola and elevated outdoor lounge area offer an inviting setting to host gatherings with loved ones. Additionally, the property features a distinctive shed space, cleverly subdivided into a workshop area and a secluded bedroom/rumpus room. With the potential to combine these spaces and unleash your outdoor vision (STPC), the possibilities for customisation and enjoyment are endless. Nestled in the tranquil setting of Woodswallow Drive, enjoy easy access to picturesque walking paths, serene nature reserves, and invigorating biking trails, as well as nearby reservoirs perfect for outdoor activities. For sports enthusiasts, a variety of sporting clubs await nearby. Essential amenities are within reach at the Hub Shopping Centre, with the added perk of the nearly completed redevelopment of Happy Valley Shopping Centre. Education options are endless with Happy Valley and Aberfoyle Primary Schools, along with zoning for Aberfoyle Park High School, ensuring a well-rounded lifestyle for the whole family. More reasons to love this home:- Torrens title brick build - Large landscaped front yard with lawn area and new guttering - Floating timber floorboards throughout, with carpet in the bedrooms - Fully fenced property - Three of four bedrooms with built-in wardrobes - Two living spaces - Open-plan living, dining and kitchen area- Recently renovated kitchen; gas stove, electric oven, dishwasher, butler's pantry/laundry area - Newly renovated bathroom- Large fibreglass pool - Expansive pergola area with raised outdoor lounge space- Spacious rumpus room/shed- Electric roller door to the carport - Gas wall heater - Ducted evaporative air conditioning with a new motor, has recently been serviced - Chandlers Hill Kindergarten at the end of the street - Safe and secluded area - Close Proximity to elite schools- Short drive to the Hub Shopping Centre

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. If this property is to be sold via auction the Vendors Statement may be inspected at 80 Unley Road, Unley for 3 consecutive business days and at the property for 30 minutes prior to the auction commencing. RLA 276447.